RAINY RIVER FIRST NATIONS

Rainy River First Nations

Land Use Plan

Manitou Rapids

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Rainy River First Nations

Manitou Rapids

DATE: October 10, 2017
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PAGE: 1 of 1

RESOLUTION
OF THE
COUNCIL OF RAINY RIVER FIRST NATIONS
****

WHEREAS: Rainy River First Nations continues to acquire land as per the RRFN Settlement Agreement (2005); and

WHEREAS: Sound management and planning for RRFN lands is of paramount importance to address the current and future needs of the community; and

WHEREAS: The Council of Rainy River First Nations provided direction to RRFN Lands Staff to undertake a land use planning process for Rainy River First Nations, incorporating community engagement and considering all aspects of the community including social, traditional/cultural, economic, environment and governance structures (per RRFN BCR #12-02-15); and

WHEREAS: A comprehensive land use plan was developed as a result of the land use planning process undertaken by RRFN Lands Staff.

THEREFORE, BE IT RESOLVED: The Council of Rainy River First Nations formally adopts the "Rainy River First Nations Land Use Plan" (2017).

QUORUM: 4

Chief Jim Leonard

Councillor

Councillor

Councillor

Councillor

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1. Introduction

1.1 Purpose of the Plan

Rainy River First Nations seeks to build support for future land uses including potential land designations by completing a Land Use Plan.

This Plan will help guide future land use decisions for Rainy River First Nations' reserve land and will add direction to support the purchased properties.

Members of Rainy River First Nations have strong ancestral ties to their land, which have provided deep social, cultural, and economic value over many generations. Members see themselves as stewards of the land and its resources, which are to be valued and shared. This Land Use Plan has been developed with that spirit in mind.

This Plan provides background on Rainy River First Nations and their land, as well as articulates the community's principles on which future land use and community development rest. It includes goals, policies and actions to achieve success. The Plan outlines Rainy River First Nations' anticipated population growth, community and economic development goals, and the land use classifications that will support achieving those goals. This Plan is an important step for the community to move forward with its plans for further economic development.

GOALS

The goals of the Land Use Plan are to:

1. Confirm Rainy River First Nations' principles for moving the community forward with proposed development
2. Articulate goals and supporting policies on economic development, community development and land use
3. Determine priorities and actions to be taken to achieve these goals
4. Identify the resources required for implementation

1.2 Mission, Philosophy & Beliefs

Rainy River First Nations have identified a mission statement, community philosophy, and general community beliefs that guide the community and leadership as they make land use decisions going forward.

MISSION STATEMENT

Rainy River First Nations will act as a leader in the establishment of self-sufficiency and self-government for its membership. In addition, Rainy River First Nations will serve the needs of the community without limitation and provide assistance however possible. Our ultimate objective is to assist in the development of the community to its greatest potential with or for the members of the Rainy River First Nations.

(Rainy River First Nations' Website, 2016)

PHILOSOPHY:

Rainy River First Nations recognizes the challenge ahead and will facilitate resources to overcome obstacles. Self-sufficiency and self-government can be achieved by working together. We must respect our Elders, we must believe in our youth and most of all we must believe in ourselves, as we will be the ones to determine our future. Rainy River First Nations will succeed through dedication, belief and the will of the members to take the challenge to be self-sufficient and self-governing.

(Rainy River First Nations' Website, 2016)

BELIEFS:

"Rainy River First Nations believes that the members of the Chief and Council and staff must commit themselves to the community members. The Chief and Council and staff must at all times maintain close relationships with the community members by making regular home visits in order to listen and acknowledge the issues and concerns of the members they served. Rainy River First Nations believes that the organization must develop and promote the community ownership of the First Nation by the membership and the staff. Rainy River First Nations believes that the organization reflect traditional values in all aspects and its direction by: respecting and recognizing the membership's needs, growth and autonomy; respecting and developing trust among all stakeholders; respecting nature and each other; and respecting the spiritual beliefs of each individual. Rainy River First Nations believes that – as First Nations – we must work together as united people to be successful in achieving our common goals. Rainy River First Nations believes that we as First Nations members are the one and only people, who can determine our future and prepare a path that will bring prosperity and progress to the community, which will assist our First Nation to be self-sufficient and self-governing. Rainy River First Nations believe that we must support other First Nations and affiliated organizations as they are important to the growth of our community. Rainy River First Nations believe that the organization at all times must support the needs of the community members to get jobs, long term security and to live in a community that is safe and healthy in order to bring our children and grandchildren to a high standard of living. Rainy River First Nations is committed to the principle of equal opportunity and treatment for all members and employees. Accordingly, the organization is committed to providing an environment where the dignity, well-being, and positive growth of individuals is respected and preserved. Sexual harassment and discrimination will not be tolerated by the Rainy River First Nations and its organizations."

— Rainy River First Nations' Website, 2016

1.3 Land Use Plan Guiding Principles

The following guiding principles are the foundation for the Land Use Plan and should be considered in Plan implementation and amendment.

- **Protect Natural and Cultural Areas** for Member Use and Enjoyment
- **Support** Continual Progress Towards Self Determination
- **Maintain and Strengthen** Unique Culture and Identity
- **Provide a Variety of Housing Options** According to Members Needs

1.4 Land Use Plan Preparation & Engagement Process

The first phase of the Plan (situation analysis) began in July 2016. This focused on information gathering, analysis, and community understanding.

The second phase consisted of engagement preparation and execution. It involved an initial Land Use Survey which was delivered during the community solar payout. The survey focused on high-level aspects of the Rainy River First Nations' community.

Some examples of questions are:

- What do you like about living here, or what would attract you to move here?
- When you think about Land Use at Rainy River, what is important to you?
- How do you want to see the community develop (i.e. buildings, roads, etc.)?

In addition, there were opportunities for community and staff to learn about Land Use Planning in September 2016 in a short introductory session as well as a Nation administered survey in December 2016.

At this point, for Phase four, the data is compiled along with the input and feed-back to create the draft land use goals and to create a framework for the draft Plan. These were brought back to the community for a March 2017 Spring Break series of sessions confirming our understanding of the community's input thus far, and positioning us to move forward and begin to draft the full Plan.

The final draft plan was presented to staff, Chief and Council, and the community in October 2017 for final feedback and revisions.

2. LAND USE PLAN CONTEXT

2.1 Regional Context

The community is located in Northwestern Ontario, near the Township of Emo. The primary services centres are Winnipeg, Manitoba, and Thunder Bay, Ontario. Both are approximately 400 km away. These are their primary service centres. In addition they are located 130 km east of the Lake of the Woods along the Rainy River, both of which are key regional features (See **Figure 2.1 - Location Map**).

The main community is situated at the intersection of Highways 71 and 11, which is a major connection between Eastern and Western Canada, as well as Canada and the United States of America.

The southern and eastern edges of many of the community's parcels of land also form the edge of the Canada/US border.

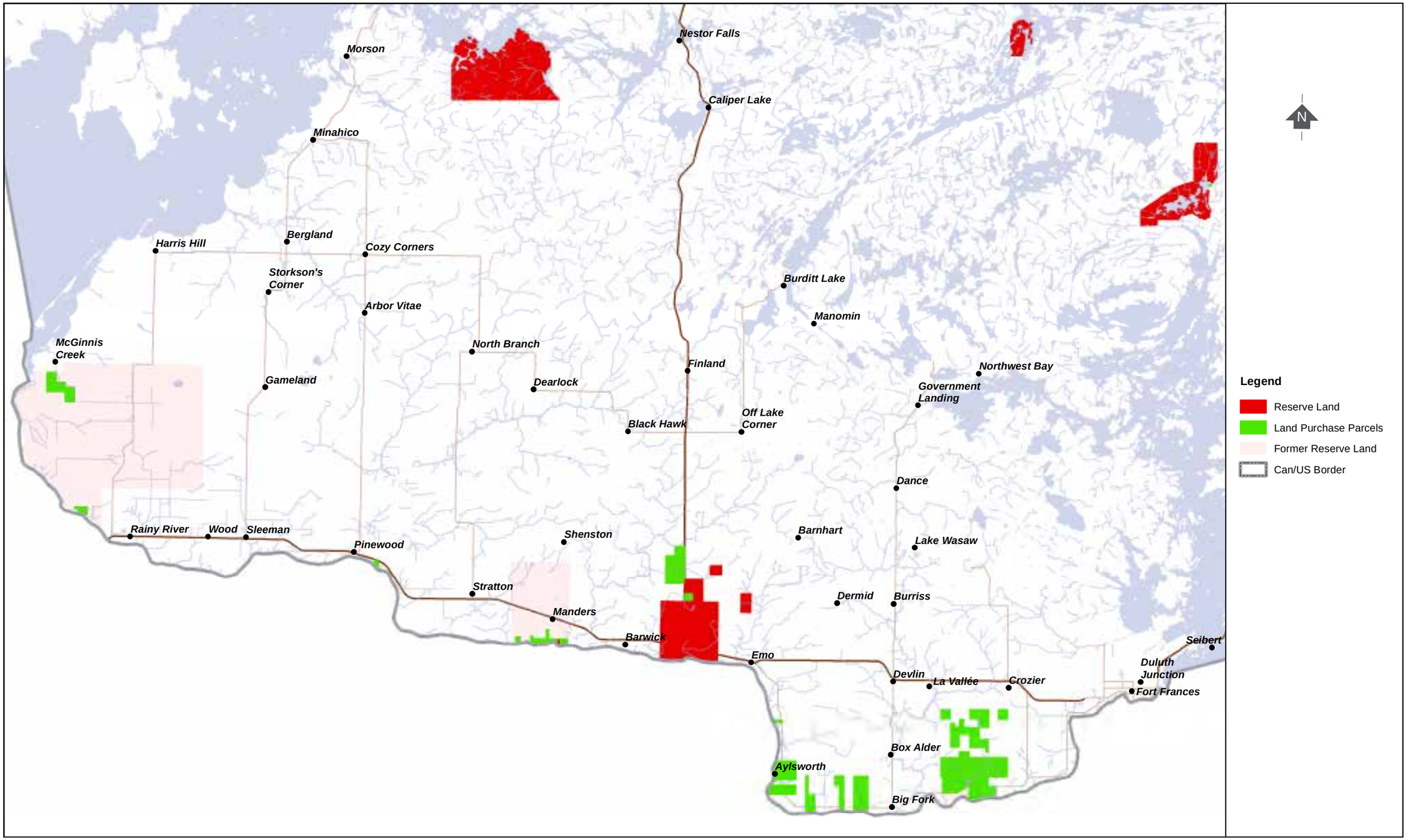
Manitou Rapids is named after the spiritually and culturally significant rapids, also part of the Rainy River, found at the foot of the community.

2.2 Local Context

The Rainy River First Nations' reserve lands are dispersed over a 4,730 km^2 area in Northwestern Ontario (see **Figure 2.2 - Local Context Map**). In addition to reserve lands there are the Nations' purchased properties which have been differentiated in the figure. As referenced in Section 2.3 - Recent History, these lands are going through the ATR process to become part of the Nations' reserve lands.

FIGURE 2.1 - LOCATION MAP

FIGURE 2.2 - LOCAL CONTEXT MAP



2.3 History

Rainy River First Nations is comprised primarily of local Ojibway Nations. In 1873, seven separate First Nations signed Treaty #3 with the Government of Canada. These First Nations were located on the following seven reserves:

- Hungry Hall No. 1 (The Bishop)
- Hungry Hall No. 2 (Paskonkin)
- Long Sault No. 1
- Long Sault No. 2
- Manitou Rapids No. 11
- Wildland, and
- Little Forks

These lands, with the exception of Manitou Rapids IR #11, were "surrendered" by the Government of Canada between 1914 and 1915, and given to the Government of Ontario. This was referred to by the Nations as the 'Dates of Taking'. In total, 18,725 hectares (46,269 ac) were illegally seized. Following the 'Dates of Taking', five of the Nations were then relocated to Manitou Rapids IR #11 and were amalgamated in the 1960s by the Department of Indian Affairs Administration into Rainy River First Nations.

Manitou Rapids is named after the spiritually and culturally significant rapids, also part of the Rainy River, found at the base of the community.

2.4 Recent History

The Rainy River First Nations' land claim was submitted in 1982 and awarded in 2005. Following this, the Nation set up a Trust, and also began the task of purchasing lands which could potentially be brought into the Reserves through the Additions To Reserve (ATR) process (See call out box to the right).

These lands were to partially compensate for the loss of a variety of uses and opportunities for the Nations such as:

- Hunting
- Fishing
- Trapping
- Cultivation of rice
- Gathering of medicine and berries

In 2017, the first lands that were in the ATR process for Rainy River First Nations' land claim were approved. The approval included adding four groupings of formerly crown land to their reserve lands. In addition to the crown land, the Nation currently has parcels of titled land which are awaiting ATR approval.

There are four stages to the Addition to Reserve process:

1. **Initiation** - the First Nation submits a Band Council Resolution and Reserve Creation Proposal to the INAC regional office
2. **Assessment and review** - INAC reviews the proposal and advises the First Nation in writing of the results, issuing a letter of support to First Nations with successful proposals
3. **Proposal completion** - INAC and the First Nation work together to create and execute a work plan to complete the proposal
4. **Approval** - the Minister of Indigenous and Northern Affairs approves proposals by Ministerial Order or recommends approval by the Governor in Council for Order in Council proposals

Some members maintain traditional hunting, trapping, fishing and wild rice collection within the area. Farming, though traditionally an important part of the local culture has been displaced by higher earning employment opportunities such as working for Rainy River First Nations' owned businesses, or for local mining operations. Because of the Nations' success, rather than facing a high rate of unemployment, a current challenge faced by the community is finding members who can fulfill positions with the community owned businesses.

2.5 Traditional Knowledge & Use

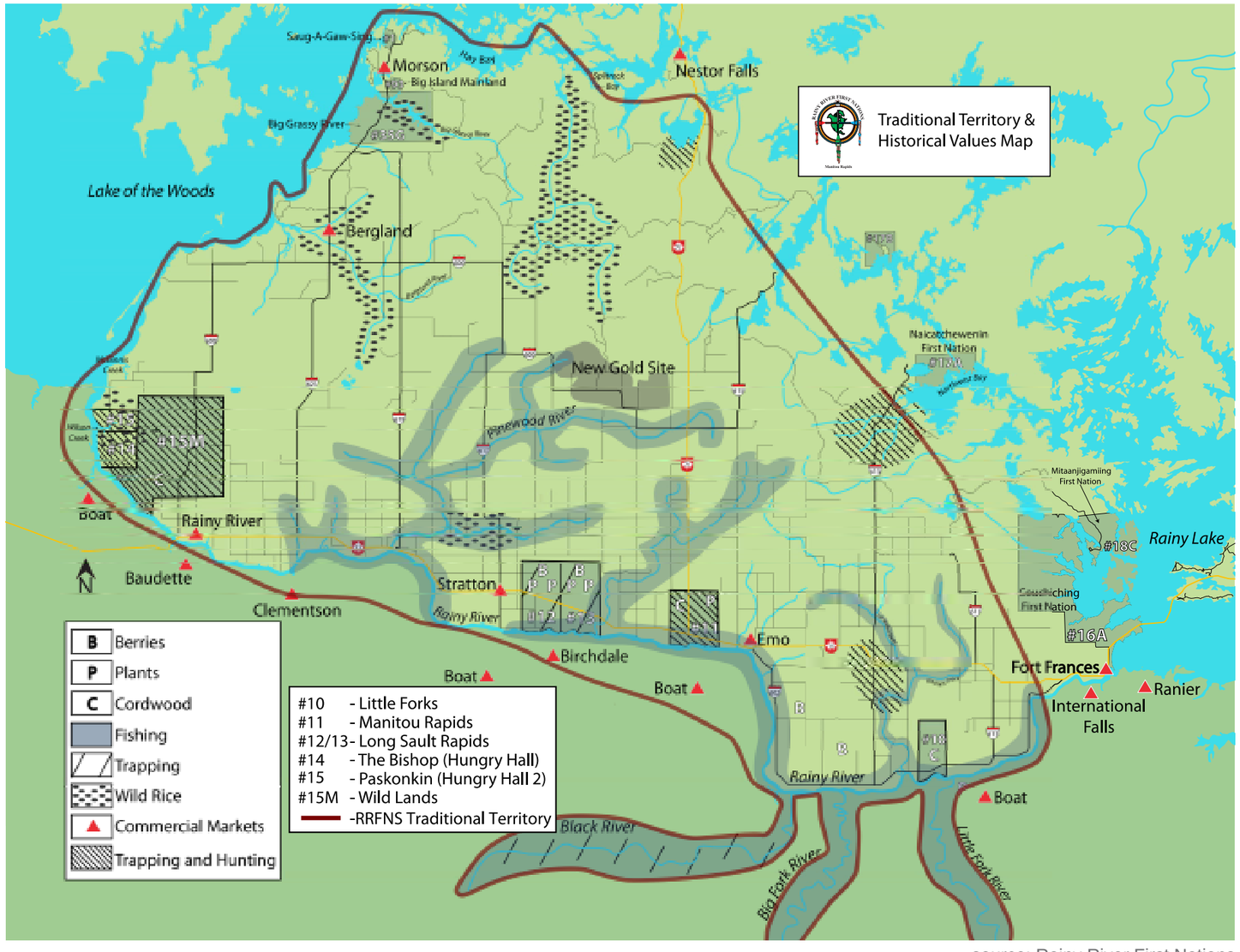
As part of their Land Claim, Rainy River First Nations completed a Loss of Use Study to delineate their traditional territories and areas of significance.

Through this process, as can be seen in **Figure 2.3 - Traditional Land Use Map**, areas of traditional use were identified throughout the region. Uses which were included are:

- Berry picking
- Plant harvesting
- Cordwood harvesting
- Fishing
- Trapping
- Wild rice harvesting
- Commercial markets
- Trapping
- Hunting
- Burial grounds

Many of these lost uses informed the selection of lands that the Nations' purchased as part of their land claim, and will continue to be a source for cultural learning and growth.

FIGURE 2.3 - TRADITIONAL LAND USE MAP



source: Rainy River First Nations

2.6 Current Land Use

Rainy River First Nations have a vibrant existing community primarily located within the Manitou Rapids IR #11 which is the primary reserve area. The lands are divided into two essential holdings including land controlled by the Nation and land which is under a Certificate of Possession (CP).

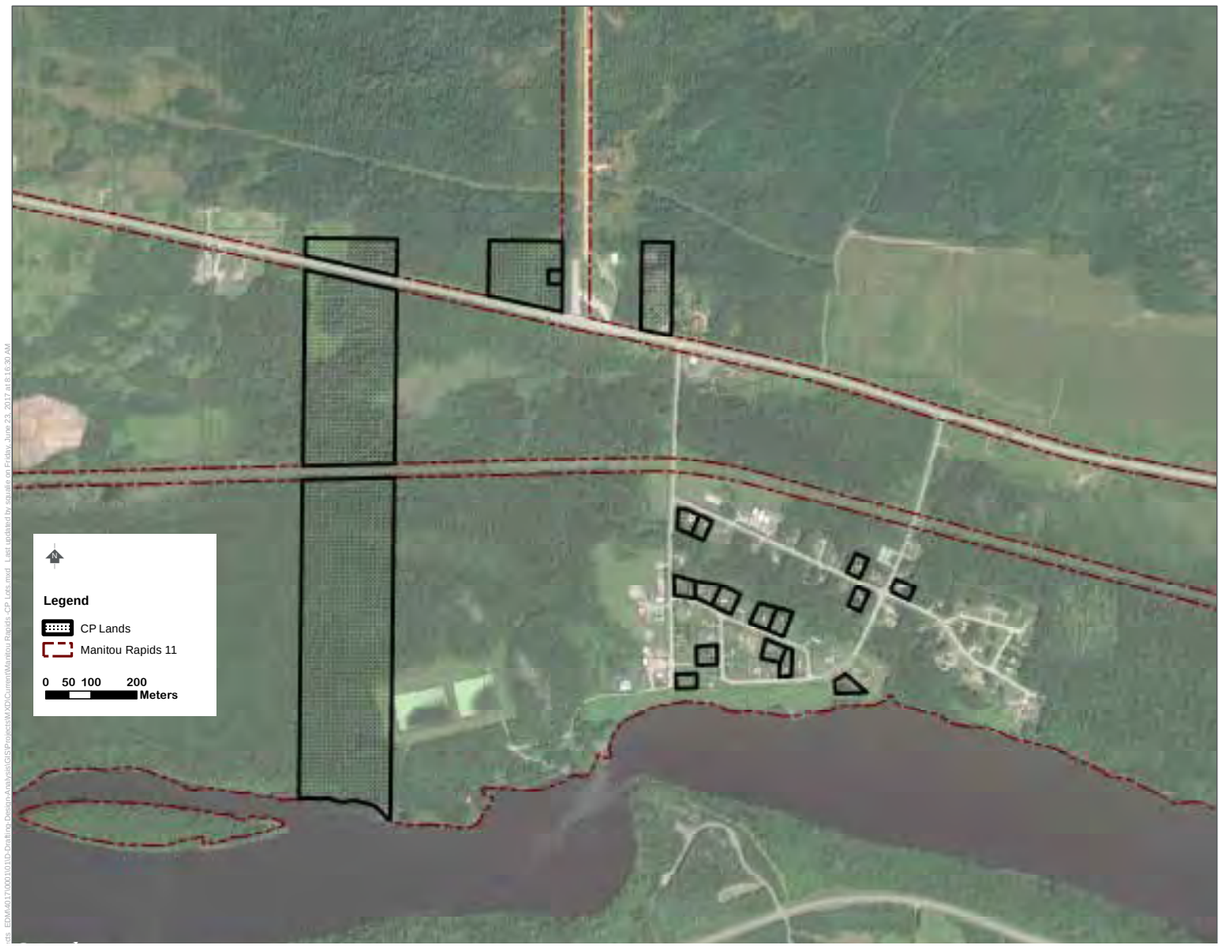
Many of the CP holdings are small and confined to personal residences, though there are some which encompass entire lots (see **Figure 2.4 - Land Tenure Map**).

Rainy River First Nations have important cultural areas such as the Manitou Rapids, located near the main reserve, and the Mounds, which are the largest burial mounds in Canada. There is also existing development on reserve consisting of the following businesses:

- Manitou Forest Products
- Camp building and maintenance for New Gold

The community works closely with the surrounding region, with members employed both within and outside of the Nations' land. As such, the nation has a relatively low unemployment rate.

FIGURE 2.4 - LAND TENURE MAP



EXISTING LAND USE

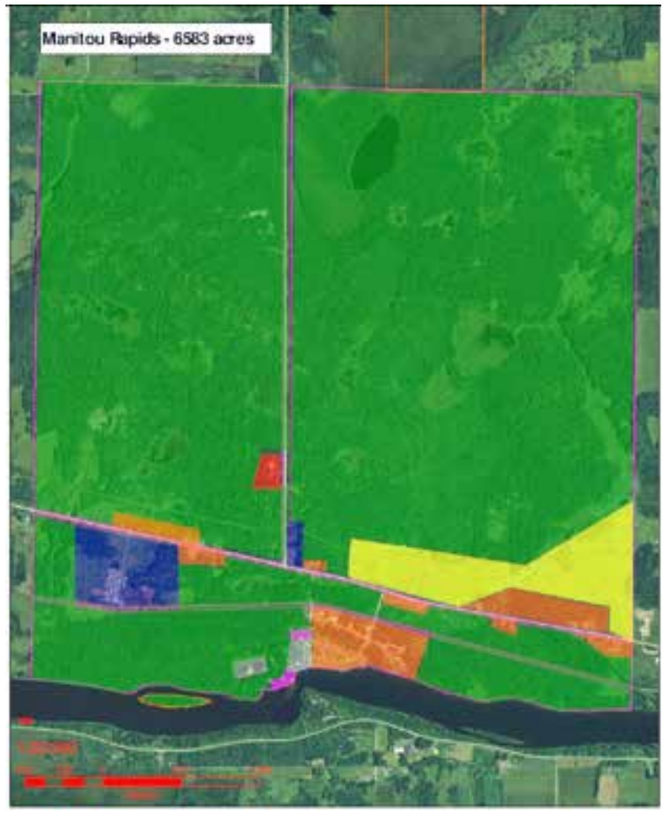
Existing land uses were identified through the Rainy River Land Use Inventories completed through a joint project by the University of Saskatchewan and Rainy River First Nations Claims Implementation Department & Watershed Program (2013).

This analysis was the first step towards more comprehensive land use planning and informed this Land Use Plan's initial understanding. **Figure 2.5 - Existing Land Use Map** is from this initial study and include their initial categorization of "land use zones", specific on site uses, as well as illustrative examples of how lands within the community are currently being used.

The maps were taken to a variety of community engagement events to gain further insight and to discuss future needs within the community. See **Figure 2.5 - Existing Land Use Map** for existing land uses within the Manitou Rapids IR #11 reserve for reference.

The primary uses in the main community are residential, public utility, and cultural uses.

FIGURE 2.5 - EXISTING LAND USE MAP



Source: Rainy River Land Use Inventories Mar 1, 2013

Land Definitions:

1. **Titled Land** - Land which has been granted or patented from the Crown and subsequently registered in a public land registry. May exist as different types of estates (different tenures) and may be charged with third party interests by registering these on the certificate, and in the public registry. May be transferred, leased or mortgaged.
2. **Crown Land** - All that is not Titled land or Dedicated Public or Private Land (Roads, Railways, Parks etc.) or Reserve Land, or Settlement Land – whatever is left, including waterbodies in some jurisdictions. Land that is owned by Her Majesty the Queen, sometimes in right of a particular government body such as a Province, ministry or the federal government. Crown land may be disposed of or have rights granted to it through proper public process but it may not be transferred in fee simple until it has been patented and registered in the Land Title registry. Records for Crown land are maintained by the government and kept in a separate land registry system.
3. **Reserve Land** – Land which has been segregated for a certain Indian Band (First Nation) under the Indian Act. Reserve Land is owned by Her Majesty the Queen, and has been set aside for the use and benefit of the particular First Nation. Land on Reserve is not Titled, and is not owned my individuals or corporations – it is inalienable. Many interests cannot be granted in Reserve Land without ministerial approval under the Indian Act. Reserve Land has different meanings in BC or other areas not under Treaty. New legislation such as the FNLM Act and new Treaties can/will have an impact on the tenure system on Reserve lands.

2.7 Environmentally Significant Areas

The Community and its' lands are located primarily within the Rainy River watershed. As such, there are significant riparian areas that should be protected against erosion and de-vegetation to ensure the preservation of its ecological functions and aesthetics.

Protecting the environment was a key priority for the community based on community feedback. Land that falls within a potentially sensitive area will be included in the land use as Natural Area, and should additional development be desired, studies to determine the ecological impact of said development would be required so the community is able to assess the decision from a place of knowledge.

A **riparian zone** or **riparian area** is the interface between land and a river or stream. **Riparian** is also the proper name for one of the fifteen terrestrial biomes of the earth. Plant habitats and communities along the river margins and banks are called **riparian** vegetation, characterized by hydrophilic plants.

2.8 Culturally Significant Areas

Rainy River First Nations have a long history in the region. As such, many of the lands within the community hold specific cultural significance. These areas include both historic and modern cultural uses. Discussions with the community have indicated that these cultural lands should be protected and celebrated wherever possible. They include such locations as:

- The Mounds
- The Roundhouse
- The Interpretive Centre
- The Pow Wow Grounds
- The Sundance Area
- The Wild Rice Lands

As such, these lands will be given special consideration with regards to appropriate use and development which is sensitive to its cultural significance.

NAH MAY
Sturgeon
HATCHERY

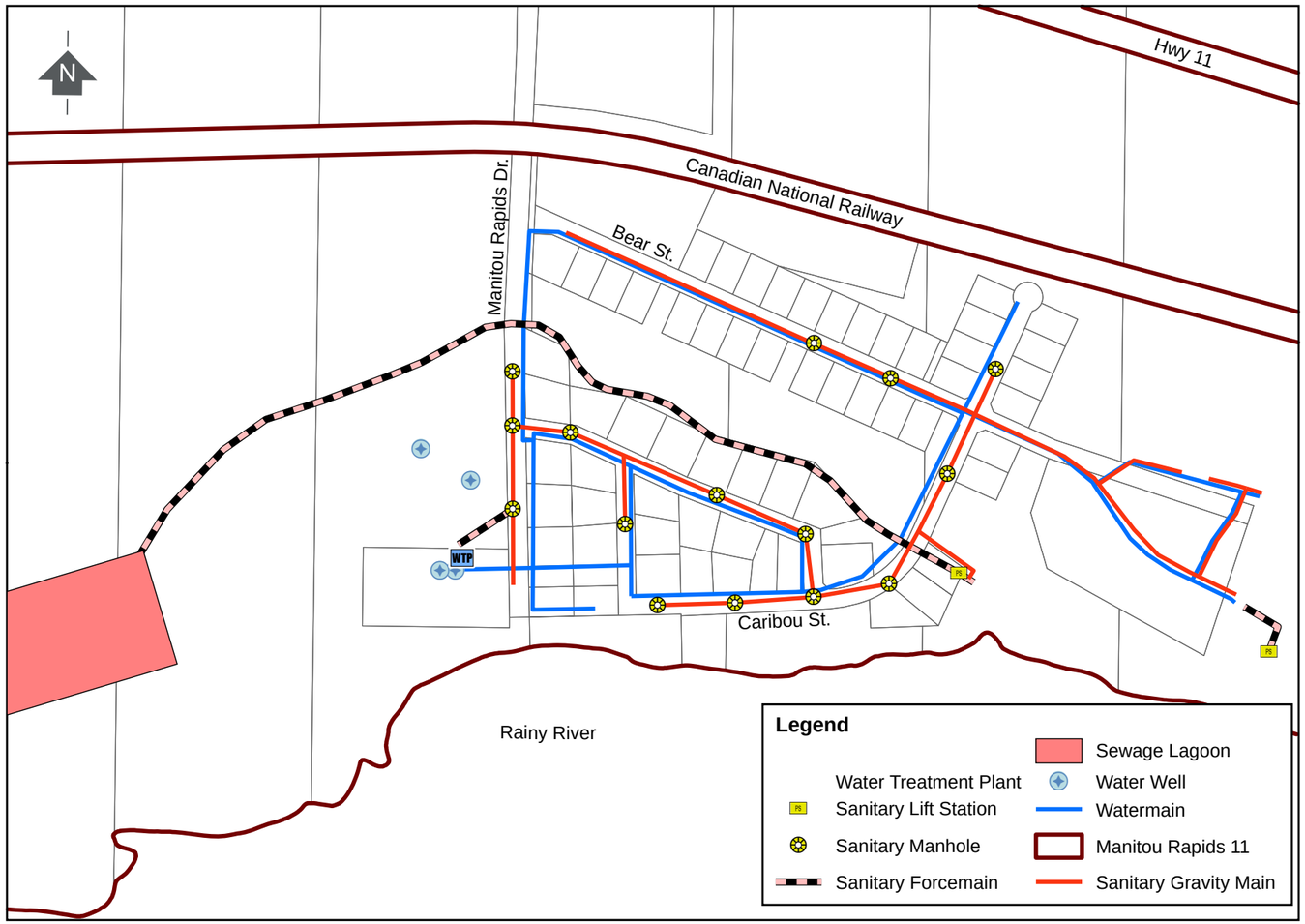
2.9 Current Infrastructure

WATER

There is currently a piped community water system which supplies approximately 80 residential units. Fire protection is also available within the townsite through both hydrants and a Nation-owned Firetruck. Storage for the water is at the Water Treatment Facility (as shown in **Figure 2.6 - Existing Servicing Map**) which was last updated in 1996. The Capital Planning Study completed in 2017 indicates that the water treatment plan requires expansion. Currently the system does not meet the requirements of the INAC Protocol for Safe Drinking Water in First Nation Communities as it is lacking certain redundancy measures. The Nations are currently working towards securing a raw water source to supplement the current community wells. The water source, as well as the Water Treatment Plan, are the limiting factors of the capacity of the community water system.

In addition to the piped community water system, the report indicates 19 residential units currently use private water wells to obtain potable water.

FIGURE 2.6 - EXISTING SERVICING MAP



SEWER

The town site is currently serviced by a combination of gravity and force main sewers. There are two lift stations that facilitate the transport of the waste water to the community sewage treatment lagoon. The treatment lagoon is a two-cell facultative system that is reaching its capacity. The treated effluent water from the lagoon drains once a year through a drainage swale that leads to Rainy River. In addition, there are approximately 19 residences that are serviced by individual septic tanks or septic field systems.

The main concern with the sanitary system is the current capacity of the lagoon. The lagoon will require maintenance and expansion within the next few years and a study is currently underway to gain a better understanding of the impacts. Due to the topography of the land, sanitary systems that traditionally depend on gravity sewers, will require the consideration of new lift stations to transport sewage to the wastewater lagoon.

DRAINAGE

Other than the former Crown lands to the north, Rainy River First Nations' land drains either directly into Rainy River, or into its many tributaries.

The overall topography of Rainy River First Nations' currently developed land, newly purchased, and future developable land are spread out over a large area in Northwestern Ontario. The majority of the lands are located adjacent to the Canada-United States border, or adjacent to tributaries of, or Rainy River, itself. Due to the large span and distribution of land in the study area, topography slopes and naturally drains in several different areas.

For the Manitou Rapids IR #11 Lands, topography slopes in several directions. The lands directly adjacent to the river slopes south, naturally draining directly to Rainy River. The land north of Highway 11 and east of Highway 71 drains southeast to an adjacent tributary of Rainy River. The land north of Highway 11 and west of Highway 71 drains west and southwest to another major tributary of Rainy River. The land adjacent to Off Lake Road slopes east and northeast. The remaining lands east of Highway 71 and north of Steiner Road drains southwest.

The land purchased parcels north of the Manitou Rapids IR #11 lands south of Development Road slopes west, while the lands north of Development Road drains southwest.

The land purchased parcels south of the Manitou Rapids IR #11 lands, east of the Canada-United States border, between Eds Road and Wilson Creek Road slope to the northwest. The southern purchase parcels by Larson Road slope southwest directly into Rainy River.

The purchased parcels east of the Canada-United States border adjacent to Boxalder Road West slope west towards the border. The land purchase parcels south of Boxalder Road West and along Highway 602 flow south and slightly southwest into Rainy River. The purchase parcels that are between Highway 613 and 611 and north of the Canada-United States border, slope south directly to the Rainy River. The land between Kehl Road and Whitmore Road slopes east towards Highway 611. The lands south of Highway 11, east of La Valles Road South, and west of a continued projection of Hammond Road slope west to a large tributary that feeds into Rainy River.

The purchased parcel along the continued projection of Ball Road, west of Sharp Road, and along the Canada-United States border slopes northwest. The purchased parcels directly west of Long Sault IR #12 slope southwest towards Rainy River.

Long Sault IR #12 lands south of Highway 11 slope southwest to Rainy River.

2.10 Population Projections

Rainy River First Nations' population has been growing rapidly over the last 45 years (that historic population information is available) from 409 members in 1972 to 1120 members in 2017. **Figure 2.7 - Historic Population Growth** shows the total population change and the proportion of members living on and off-reserve. Historic population data shows that the community's population has consisted of many members living off-reserve since 1979. The largest gap between on and off-reserve membership was seen between 1998 and 2002, with the most recent trends, since 2003, showing this gap has become less pronounced.

TABLE 2.1 - HISTORIC GROWTH RATES

	Annual average growth rate	Population in 1972	Population in 2017
On-reserve members	1.34%	265	448
Off-reserve members	3.73%	136	672
Total population	2.37%	409	1120

The historic annual growth rate of the total population is 2.49%. The off-reserve population has grown at a faster pace, at 3.97% annually. On-reserve growth has increased comparatively slowly, at 1.29%. Table 2.1 shows the historic growth rates for on and off-reserve members.

AGE DEMOGRAPHICS

Over the last 45 years, Rainy River's on-reserve population demographics have fluctuated significantly since 1972. It appears that the age categories as a percentage of the total population are converging, whereas in 1972 the younger age categories made up a larger majority.

The off-reserve population demographics have also fluctuated. Elders over the age of 65 have grown as a percentage of the total population, while youth from 0-14 have shrunk considerably.

PROJECTED GROWTH

On-reserve population growth was projected into the future to estimate the potential demand for housing over the next 20 years. The following growth rates were used to estimate on-reserve population:

- A low growth rate of 1.29% was used to reflect the lowest growth rate
- A medium growth rate of 2.49% was used to reflect the historical total population of the last 45 years
- A high growth rate of 3.97% was used to reflect the off-reserve growth rate of the last 45 years

Table 2.2 - On-Reserve Population Projections illustrates the projected growth rates.

TABLE 2.2 - ON-RESERVE POPULATION PROJECTIONS

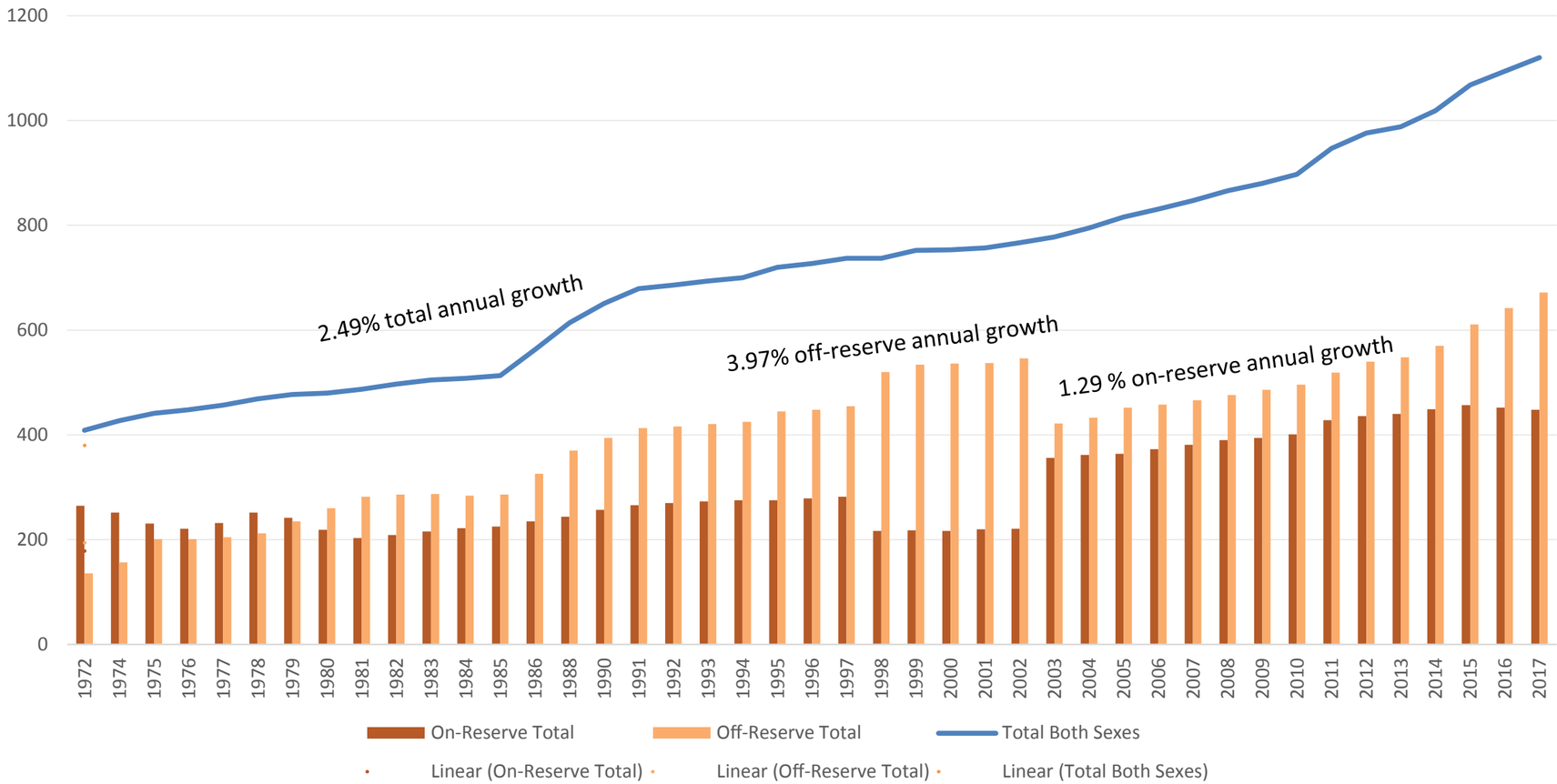
Growth Scenario	2017 Registered Population	10 year projection	20 year projection
	On-Reserve		
Low	448	502	571
Medium	448	559	715
High	448	673	938

The low growth rate results in 54 additional on-reserve members in 20 years. The medium growth rate results in 111 additional on-reserve members in 20 years. The high growth rate results in 189 additional on-reserve members in 20 years.

TOTAL POPULATION PROJECTIONS

An average annual historic growth rate of 2.49% was used to predict total population growth on and off-reserve. This results in 1786 members in 20 years, with 666 additional members.

FIGURE 2.7 - HISTORIC POPULATION GROWTH



2.11 Housing Projections and Residential Land Needs

In order to estimate Rainy River First Nations' future housing needs, several key variables were determined and the number of new units required was calculated. These variables included type of house, persons per unit, density of new units and additional land for parks and servicing. There are several important things to note about the variables:

- **Type of housing:** Due to the semi-rural nature of Rainy River First Nations' growing population and their current housing stock, we have estimated that 80% of new housing would be single family housing, with 20% being multifamily (units with two or more units in one building).
- **Persons per unit:** Rainy River First Nations have an average of 4.1 persons per household, and this average has been used for the purposes of the housing needs projection.
- **Multi family (MF) density:** For the projections of multi-unit density we are anticipating seven units per acre. This can comprise a variety of housing forms from duplex and semi-detached to townhouses.
- **Single family (SF) density:** Three units per acre is a typical standard of single-family lot size, particularly in areas that may require septic systems. Depending where future single family units are built and if there is a community water and/or sewer service, it is possible that a higher density of single family homes may be achieved.
- **Additional lands:** An additional 25% of land is assumed to accommodate for services, road right of ways, and parks.

Table 2.3 - Housing Needs Projections, shows the projected housing needs and the assumptions that were used to estimate future requirements.

It is estimated that over the next 20 years, Rainy River First Nations will require 22 new single family homes, and 5 new multi-units. This will require approximately 10 acres of land.

TABLE 2.3 - HOUSING NEEDS PROJECTIONS

Assumptions	
Persons Per Unit	4.0
Single Family Lot Size (acres)	0.33
Single Family Lot Size (units per acres)	3
Additional % of Single Family land needed for servicing/parks etc.	25%
Multi-Family Density (units per acre)	7
% Single Family	80%
% Multi-Family	20%
Population Statistics	
Current Population on Reserve	448
Member population in 2017 off reserve	672
Total base population in 2017	1120
Population projection for 2036	715
Residential Land Requirements	
Additional population on-reserve in 20 years	267
Total number of new units required	66
Total number of Single Family units required	53
Total number of Multi-Family units required	13
Single Family	
Single family land required (acres)	17
Single family land required (hectares)	
Additional land required for servicing and parks/ open space (acres)	5
Total single family land required (acres)	22
Multi Family	
Multi family land required (acres)	2.00
Total residential land required (acres)	24

2.12 Industrial Land Needs

In order to understand the industrial land needs of the Nations, prior to the development of the Land Use Plan, the Economic Development Department granted access to their capital plan. It remains essential to provide revenue and employment for the Nation and its members. Currently, the Nation has an industrial area in the western most part of Manitou Rapids IR #11. With an expected increase in population, the Nation will need to expand its industrial land base. Based on the previously completed two year Economic Development Plan there are no industrial opportunities that are currently being pursued.

A best practice standard, which includes local contextual considerations such as increasing mining in the area, for projecting industrial land for the Plan indicates requirements of approximately 4.86 hectares (12 acres) per 1,000 residents. It is also recommended that an additional 20% of land be allocated to accommodate roads and related above-ground servicing for the industrial uses. With a projected growth scenario of approximately 1,800 residents by 2036 the Nation should then plan for approximately 25 acres of of land be allocated for industrial needs.

Currently, Manitou Forest Products and the solar farm exceed this amount by double. It is recommended that Rainy River First Nations allocate an additional portion of industrial land to ensure flexibility over the long-term. As such, it is appropriate for the community to allocate an additional 20 hectares (50 acres) of land to meet its industrial land needs moving forward.

Based on current needs, and the anticipated growth of the industry over the foreseeable future, 100 acres of industrial land have been identified for industrial uses.

MANITOU FOREST PRODUCTS

2.13 Commercial Land Needs

Commercial uses for a portion of lands is required by the Nation for economic development. They serve multiple purposes in the community providing space for internal and external investment. Similar to industrial uses, commercial uses can help provide revenue and/or employment-generating opportunities for the Nation. Additionally, these uses can provide opportunities for expanded access to goods and services for community members. Potential uses can range from industrial opportunities, to commercial development, to recreational and tourism projects.

In contrast to other land needs, commercial land needs are less tethered to population standards or projections, but rather to the specific types of projects that the Nation will be pursuing.

Commercial land is expected to grow primarily in the community centre area in Manitou Rapids IR #11. These lands can accommodate a wide variety of commercial activity which may include services which complement the existing Pow Wow grounds while also taking advantage of traffic along the Highway 11/71 corridor.

For the purposes of allowing for future expansion within Manitou Rapids IR #11, the Mounds, as well as along Sphene Lake, 72 hectares of land have been allocated for future commercial enterprises.

Goals, policies and actions have been developed to encourage sustainable growth of commercial activity within the community. These lands are primarily located along corridors with higher traffic to ensure they can capitalize on frequent visibility. In addition, they are located closer to community areas to help provide opportunities for community-supported commercial uses such as convenience stores, bottle depots, restaurants etc. Finally, commercial areas have been included in the Mounds area to enable the community to pursue diversification of tourism product offerings associated with the Historical Centre as identified in the 2 Year Capital Plan.

2.14 Community Use Land Needs

Rainy River First Nations' has a strong and unique history. This Plan focuses on the future, on how to build and grow the community physically to help enable the community to meet its social potential.

Typically, communities need a minimum of 12 acres of community and institutional land for every 100 people in the community. Based on this assumption, Rainy River First Nations will need approximately 72 acres of Community and Institutional Land identified.

This land is intended to house uses that community members may access on a regular basis, or those providing governance and maintenance structure. Example uses are administrative offices, library, recreational centres, operations and maintenance vehicle storage, waste water lagoons, and water treatment plants.

3. GENERAL LAND USES

The Land Use Plan is intended to guide future development of Rainy River First Nations' Land. Because this land is a mix of both reserve land and titled land, different jurisdictions are currently at play within the community. Detailed land use plan maps are to be found in **Section 5** and refer to the Nations' intent for future development. In cases where the lands are governed by municipalities, the Nations may need to follow local Plans and Policies as required.

The following section considers the goals, policies and actions for all land uses described and illustrated by the community in **Sections 3.1 - 3.7** (reserve land and other) and includes the following land uses:

- Agriculture
- Residential
- Commercial
- Community Use
- Recreational
- Natural Area
- Cultural
- Industrial

The following table summarizes the amount of land identified for all proposed land uses.

TABLE 3.1 - DEVELOPMENT SUMMARY

Land Use	Area (Ha)	Area (Ac)	% Total
Agricultural	1,530	3,780	11.8%
Commercial	70	172	0.6%
Community Use	210	519	1.7%
Industrial	60	148	0.4%
Natural Area	10,960	27,082	84.5%
Residential	140	346	1.1%
GRAND TOTAL	12,980	32,074	100.0%

The land uses described and illustrated in **Sections 3.1 - 3.7** were developed by the community through various forums of engagement (survey, open house, presentations, etc.) This plan has been developed with a ten year horizon, with a review of the plan intended every year. Updates or amendments to the plan should be considered as new lands are added to reserve and as new lands are purchased.

All plans for development of land within Rainy River First Nations' reserve lands should be submitted to and reviewed by a designated representative of Administration based on the content of this Plan and all other relevant policy and bylaws. Development plans should then be submitted to Council for approval based on recommendation to approve or reject by Administration.

These review and approval requirements apply to all Nation Departments, Nation-Affiliated organizations and corporations, Rainy River First Nations Members including Certificate of Possession and non-members.

The intent is that the Land Use Plan is a living document that is reviewed and discussed by community leaders, administrators and members on a regular basis with changes made as required to reflect community needs, goals and opportunities.

3.1 Agriculture

Agricultural land is land set aside for the pursuit of agriculture or agricultural related activities.

3.1.1 GOALS

3.1.1.1 Ensure high quality agricultural land is identified and used or preserved for agricultural purpose

3.1.1.2 Work towards providing rural residential/ agricultural land to members who would use agriculture as a means of earning money

3.1.1.3 Work towards forming partnerships to enable the enhancement, extension and economic development of new agricultural land on reserve

3.1.1.4 Provide training and education to members who want to be active participants in agricultural enterprises

3.1.1.5 Give preference to using land for local, healthy, and sustainable agricultural practice

3.1.2 POLICY

3.1.2.1 Preserve existing productive agricultural land

3.1.2.2 Partner with industry and non-governmental organizations to:

a. Diversify crop types

b. Provide training and education

3.1.2.3 Support small-scale, value-added agriculture when possible

3.1.2.4 Provide access to agricultural land

3.1.2.5 Promote agricultural tourism within new and existing agricultural operations

3.1.2.6 Encourage the use of green technologies and low-impact farming

3.1.2.7 Encourage alternative agricultural opportunities such as solar farms

3.1.2.8 The development of residential nodes is discouraged

3.1.2.9 Encourage membership to take a stronger, more active role in the development of agricultural related industries

3.1.2.10 Encourage the practice of agriculture in an environmentally responsible manner

3.1.2.11 Identify and explore opportunities for a community farm

3.1.2.12 Minimize non-agricultural development within areas where the focus is on promoting agricultural development

3.1.3 ACTIONS

3.1.3.1 Research value-added agricultural operations that can be implemented on a small scale to increase margin

3.1.3.2 Have community discussions regarding opportunities to coordinate resources and improve agricultural economics

3.1.3.3 Complete a feasibility study for a solar farm north of highway 11 in the Manitou Rapids IR #11

3.1.3.4 Develop an inventory of all high quality agricultural lands and policies for preserving it

3.1.3.5 Research opportunities for agricultural tourism

3.1.3.6 Research green technologies for farming

3.1.3.7 Establish a working group/task force with industry and non-governmental organizations to build local agricultural capacity, including diversifying crop types

3.1.3.8 As part of sustainable development, ensure the road network allows access to agricultural lands

3.2 Residential

Residential land is predominantly used for housing units, but may also include minor amenities such as local parks.

3.2.1 GOALS

3.2.1.1 Have good quality housing with sustainable funding for all members, including water and wastewater servicing

3.2.1.2 Provide ecologically sustainable housing

3.2.1.3 Provide an alternative to housing funded by AANDC for members who prefer rural living

3.2.1.4 Provide housing that offers increased privacy at low density

3.2.1.5 Promote efficient and effective forms of housing by focusing growth in identified areas

3.2.1.6 Encourage more compact forms of housing in the town site for those persons who may not require a single family dwelling

3.2.1.7 Have housing which is constructed with the principles of health and sustainability in mind

3.2.1.8 Provide quality housing and livable neighbourhoods for all members

3.2.2 POLICY

3.2.2.1 Ensure that all members of Rainy River First Nations have an opportunity to access housing on-reserve

3.2.2.2 Ensure there is a diverse supply of housing types, sizes and compositions to suit the various needs of individuals and families in the community, that also meet industry and safety standards

3.2.2.3 Ensure that future residential development shall not be laid out in a grid pattern, but shall be based upon a node and cluster concept

3.2.2.4 Ensure there is adequate housing which allows Elders to live independently for longer and stay on-reserve when access to additional care is required

3.2.2.5 Work towards retrofitting existing housing development with sidewalks or pathways where appropriate

3.2.2.6 Have an inventory of existing community core housing stock, including required maintenance

3.2.2.7 Promote efficient and effective forms of housing by focusing growth in identified areas

3.2.2.8 Ensure adequate land supply to meet the housing needs of the community now and in the future

3.2.2.9 Identify and evaluate sites for Elders housing

3.2.2.10 Ensure housing development is completed and includes final landscaping and driveway

3.2.2.11 Ensure that barrier-free (accessible) housing is available to provide independence and dignity for all community members as per the Canadian Standards Association – Accessible Design for the Built Environment B651-04

3.2.2.12 Encourage the on-going maintenance and retrofits of housing so that it maintains value, functionality, health, and safety

3.2.2.13 Enhance the opportunities for people to take stewardship of their homes and to customize these to their personal tastes

3.2.2.14 Design layout to include local amenity space and building pockets for small green spaces in the community core

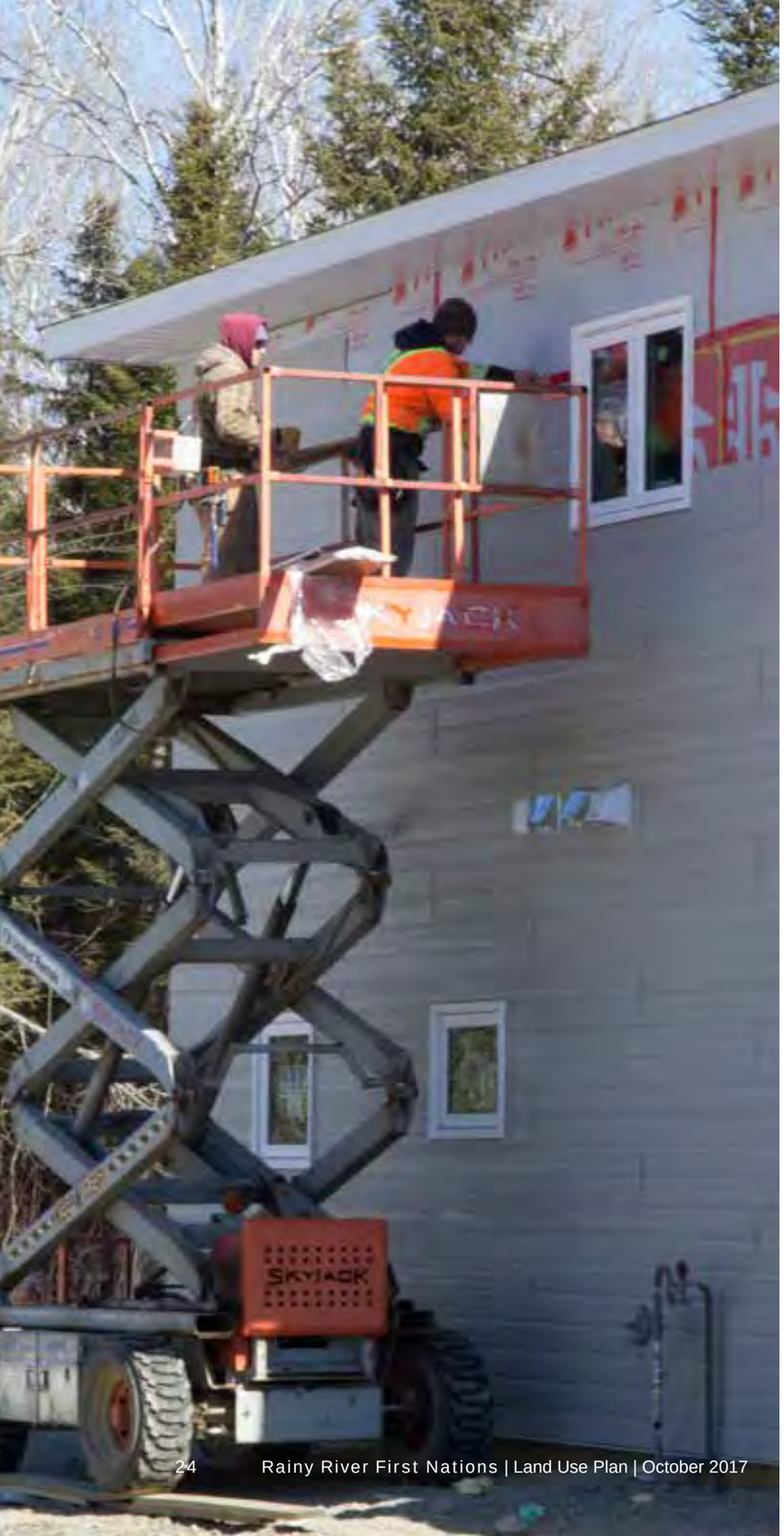
3.2.2.15 Ensure the availability of good quality rural housing

3.2.2.16 Ensure there is a diverse supply of housing types, sizes and compositions to suit the various needs of individuals and families in the community

3.2.2.17 Ensure adequate land supply to meet the housing needs of the community now and in the future

3.2.2.18 Ensure housing is constructed with the principles of health in mind

3.2.2.19 Develop funding models for ongoing maintenance of existing units



3.2.2.20 Develop funding models for additional upgrades for housing

3.2.2.21 Ensure members have access to a diversity of housing options

3.2.2.22 Encourage the incorporation of green technologies and eco-friendly materials within all new homes and buildings, where possible, to ensure maximum efficiencies and to lower operating costs

3.2.2.23 As part of sustainable development, require new areas to provide sidewalks or pathways for improved connectivity

3.2.2.24 Setbacks from top of bank are required to ensure safe development and require geotechnical analysis

3.2.3 ACTIONS

3.2.3.1 Establish a Housing Maintenance Mentorship Program that seeks to teach individuals ongoing maintenance and enhancements to their homes

3.2.3.2 Continue to maintain an inventory of existing community core housing, including maintenance requirements

3.2.3.3 Continue to maintain an inventory of existing rural housing stock including maintenance requirements

3.2.3.4 Establish a community housing fund for renovations and servicing

3.2.3.5 Continue to develop the Rainy River First Nations' Housing Plan that identifies community housing needs, policies and strategies. Incorporate policies around green building, providing a range of housing options for a variety of groups (i.e. elderly, people living with disabilities), and cluster/node design

3.2.3.6 Develop a database of available housing and housing needs

3.2.3.7 Consider developing a Land Use Bylaw that incorporates regulations for landscaping, districts/zones that provide opportunities for a range of housing options (i.e. pocket housing, live/work), incentives for green development, and provision of local amenity space

3.2.3.8 Identify and evaluate sites for potential Elders' housing

3.3 Commercial

Commercial lands are used primarily for the sale of goods and services and may include large or small scale developments.

3.3.1 GOALS

3.3.1.1 Create and investment-friendly environment

3.3.1.2 Use commercial land to create economic development that benefits members by providing jobs and income to the community

3.3.1.3 Lease space and maintain ownership/control of land and businesses for the benefit of the Nation

3.3.1.4 Complete highest and best use analysis on new land purchases

3.3.2 POLICY

3.3.2.1 Provide space near the community core for small scale commercial development

3.3.2.2 Direct small scale commercial uses to areas near the community core

3.3.2.3 Direct large scale commercial uses to areas which have highway frontage

3.3.2.4 Provide opportunities for both local operations as well as partnerships

3.3.2.5 Encourage the development of demonstration gardens at commercial properties that showcase traditional foods and medicinal plants

3.3.2.6 Ensure the integration of local commercial uses with adjacent residential land uses does not negatively impact residents

3.3.2.7 Encourage the integration of outdoor spaces in the development

3.3.2.8 Provide opportunities for both local operations as well as partnerships

3.3.2.9 Ensure economic partnerships include community benefit

3.3.2.10 Promote skill development and employment of members

3.3.2.11 Require that appropriate historical investigations are undertaken prior to development

3.3.2.12 Require that a geotechnical investigation be undertaken by a qualified professional prior to development

3.3.2.13 When negotiating with potential partners to use commercial lands within the reserve, attempt to include additional community benefits such as medicine gardens, outdoor facilities etc.

3.3.2.14 Partner with local and nearby educational facilities to provide business and other forms of training

3.3.2.15 Integrate appropriate, flexible and innovative commercial uses into the Land Use Bylaw (i.e. live/work units, home-based businesses)

3.3.3 ACTIONS

3.3.3.1 Promote opportunities to use land identified for commercial purposes to attract outside business opportunities which may benefit from a location on reserve lands

3.3.3.2 Develop a 5-year Economic Development Plan which evaluates the community on its investment climate, identifies economic development principles; identifies goals, objectives and strategies; and identifies current and future commercial lands and servicing

3.3.3.3 Consider opportunities to use land identified for commercial purposes to create additional partnerships which may enhance local capacity

3.3.3.4 Establish a Community Economic Development Committee, with the mandate to identify opportunities for small scale commercial development, research funding opportunities for small businesses, and potentially establish a grant program

3.3.3.5 Maintain a database of available commercial and industrial properties, and list them on the community's website

3.3.3.6 Complete an analysis on new land purchases that identifies the highest and best use

3.3.3.7 Develop a Development Permit (including site plan and landscaping plan requirements) and Building Permit process

3.4 Community Use

Community uses are those required for maintaining the community or providing essential services. In addition, they include uses for the public good such as schools, libraries, or resource centres.

3.4.1 GOALS

3.4.1.1 Provide safe and vibrant spaces for members to enjoy

3.4.1.2 Ensure land is available for community-oriented facilities and activities

3.4.1.3 Connect existing institutional and community land in a way that provides additional space for similar uses

3.4.2 POLICY

3.4.2.1 Direct community uses to those areas identified as Community Use

3.4.2.2 Ensure that youth, Elders and community are involved in planning the type and location of future community facilities

3.4.2.3 Ensure that essential community services are available and are easily accessible by all members of RRFN

3.4.2.4 Provide pathways and trails to connect existing cultural spaces within the community

3.4.2.5 Ensure institutional and community land uses support local needs, are appropriately located, are well designed and enhance the local community

3.4.2.6 Retain and protect existing cultural sites, such as sacred sites and graveyards

3.4.2.7 Ensure community uses meet the needs of all generations present in the community

3.4.2.8 Ensure community facilities and activities reflect Rainy River First Nations' culture and heritage

3.4.2.9 Provide a range of programs and services that support well-being and healing for community members on and off-reserve

3.4.3 ACTIONS

3.4.3.1 Complete a needs assessment for facilities and programs

3.4.3.2 Develop an asset management plan for facilities renewal and development. Engage youth, Elders and community in the asset management plan

3.4.3.3 Create and maintain access (including pathways and trails), to important cultural sites to increase their awareness and use in daily life

3.4.3.4 Identify locations and/or opportunities for expanded community programming to further accommodate the needs of members

3.4.3.5 Identify and evaluate potential sites for a community chapel/funeral home

3.4.3.6 Complete a feasibility study for a community chapel/ funeral home

No **possession** of a loaded firearm within eight metres of the travelled portion of a road (or roadside fenceline where one exists) during an open gun season for deer or elk AND no **discharge** of a firearm from or across a right of way for public vehicular traffic at any time.

3.5 Natural Areas

3.5.1 GOALS

3.5.1.1 Protect and maintain high quality natural areas for future generations

3.5.1.2 Protect the watershed to ensure access for future generations

3.5.1.3 Protect environmentally sensitive areas from development

3.5.2 POLICY

3.5.2.1 The Nation will limit any environmental damage or contamination through development

3.5.2.2 Preserve known environmentally sensitive areas

3.5.2.3 Native species shall be planted in parks and open spaces

3.5.2.4 Maintain access to a full range of opportunities to hunt and trap within the Nations' lands for members

3.5.2.5 Permit low-impact tourism that is environmentally friendly, culturally appropriate and sustainable

3.5.2.6 Protect undisturbed forest areas

3.5.2.7 Protect the wildlife habitat, while maintaining opportunities to continue gathering and hunting for food and cultural use

3.5.2.8 Minimize sediment and improve water quality in local water bodies

3.5.2.9 Ensure that community members have access to traditional foods as well as hunting and fishing grounds

3.5.2.10 Raise environmental awareness in the community and work towards reducing the Nations' environmental impact

3.5.2.11 Maintain the structural and functional integrity of water sheds across the Nations

3.5.2.12 Maintain and improve the water quality of the lakes in order to allow for recreation opportunities on and around the lake

3.5.2.13 Resource extraction activities shall require an environmental impact assessment and a remediation plan in order to ensure the health and preservation of the Nations' environmentally significant lands. This includes activities such as, but not limited to, grave extraction/mining activities and logging/harvesting of trees for commercial purposes

3.5.2.14 Advocate and act to help restore fish populations

3.5.2.15 Limit the use of lands prone to flooding to agricultural and recreational uses

3.5.2.16 Pursue strategies to optimize the sustainable use and enjoyment of the riparian areas

3.5.2.17 Consider buffer areas from riparian zones

3.5.2.18 Avoid building on lands which fall in a 1 in 100-year flood plan

3.5.2.19 The development of, and expansion of, existing residential nodes is discouraged within areas classified as Natural Area

3.5.2.20 Where housing is contemplated it must be located in a sensitive manner so as to not negatively impact environmental lands

3.5.3 ACTIONS

3.5.3.1 Develop a Natural Areas Protection Plan. The Natural Areas Protection Plan should include an inventory of all natural areas/environmentally sensitive areas, wildlife and fish; identify all applicable federal and provincial policies; and develop policies to protect natural areas/environmentally sensitive areas, wildlife and fish from development

3.5.3.2 Research environmental tourism opportunities

3.5.3.3 Develop policies for water quality monitoring and protection plan, and establish baseline water quality levels

3.5.3.4 Develop an Environmental Stewardship Program to educate community members about land stewardship, promote best practices, ensure land is managed sustainability and that culturally important areas, plants and ecosystems are protected

3.5.3.5 Prepare a Resource Management Plan with residents, industry and stakeholder groups. Identify resource areas and address land use management issues

3.5.3.6 Develop a Designated Flood Line Area and integrate it into a Land Use Bylaw

3.6 Industrial

3.6.1 GOALS

3.6.1.1 Have an investment-friendly environment

3.6.1.2 Be prepared to respond to responsible economic opportunities

3.6.2 POLICY

3.6.2.1 Minimize detrimental effects of industrial development on the natural environment and surrounding areas

3.6.2.2 Encourage industrial uses that will achieve higher employment and generate revenues from leases and/or taxation

3.6.2.3 Strive for a high quality of site and building design in industrial areas. This may include landscaping and visual buffers

3.6.2.4 Consider clean energy projects such as wind, solar and geothermal, where feasible and economic

3.6.2.5 Ensure First Nations training and employment are priorities for all proposed industrial operations

3.6.3 ACTIONS

3.6.3.1 Research green technology standards and opportunities for industry (wind, solar, geothermal). Incorporate appropriate standards into the Land Use Bylaw

3.6.3.2 Incorporate building/site design standards into the Land Use Bylaw for industrial development

3.6.3.3 Provide training opportunities for community members in high demand industries. Develop partnerships with educational institutions located nearby

3.6.3.4 Create a Site Impact Assessment checklist for new developments to ensure community health, safety and environmental concerns are fully addressed

3.6.3.5 As part of the Economic Development Plan, identify potential industrial uses that will generate higher employment and tax revenues

3.7 Cultural Area

Culture and heritage were both identified by the community as being their highest priority, and very important to their future development. Most residents, through the various engagement opportunities, indicated the Nations' long history and connection to the land and the importance of protecting cultural and spiritual areas.

These areas are often unique, with special ties to the land they occupy and to the community they serve. While some of these spaces will remain off limits to any type of future growth opportunities (i.e. unmarked graves), other areas will create future growth opportunities (i.e. Pow Wow Grounds). To accommodate the diversity of need for protection, enhancement and opportunity, a Cultural Area has been created for the purposes of this Plan.

The Cultural Area will be a tool to ensure proper care and respect are given in identified areas.

Specific Areas that have been identified to date include:

- Pow Wow Grounds
- Sundance Grounds
- The Mounds
  - Round House
  - Interpretive Centre
  - Medicinal Interpretive Pathway System
  - Tipi Grounds/Youth Camping Area
- Wild Rice Patties

3.7.1 GOALS

3.7.1.1 Continue to promote and enhance community culture

3.7.1.2 Continually engage with Elders to keep connected with their knowledge and skills

3.7.1.3 Look for opportunities to use traditional knowledge in concert with new development to enhance the community and educate community members

3.7.1.4 Ensure that the Nation's heritage is celebrated and passed down through the generations

3.7.2 POLICY

3.7.2.1 Require that a Traditional Land Use Study be undertaken prior to any new development

3.7.2.2 Ensure that cultural heritage sites are considered in conjunction with each proposed development, or that the Nation is being consulted on

3.7.2.3 Provide recreational and cultural opportunities for youth

3.7.2.4 Use lands that have significant cultural and heritage value to educate community members on Rainy River First Nations' history, culture, and traditions

3.7.2.5 Record traditional place names and consider creating signage in Ojibway

3.7.2.6 Identify needs for programs and support for youth

3.7.2.7 Maintain and enhance existing programs for Elders and the community

3.7.2.8 Consider addition space for youth that provides access to cultural knowledge and emphasizes traditional learning

3.7.2.9 Celebrate Rainy River First Nations' history and continue to collect and share important information about the community and the people

3.7.2.10 Partner with incoming business to create accessible community cultural spaces such as medicinal gardens or educational trails

3.7.2.11 Provide incentives for incoming businesses to create accessible community cultural spaces such as medicinal gardens or educational trails

3.7.3 ACTIONS

3.7.3.1 Prepare a Cultural Master Plan. The Cultural Master Plan should include an inventory of all cultural/historical resources; policies for protecting and enhancing all cultural/heritage resources; and identify potential programming opportunities for all ages (youth and Elders)

3.7.3.2 Develop a plan and feasibility study for a community cultural centre that can accommodate events, activities and educational/training opportunities

3.7.3.3 Provide training opportunities for youth and community members in cultural traditions, including ethnobotany, ethnozoology, forest practices and the history of the community

3.7.3.4 Compile cultural and historical details into a handbook that may be incorporated in the physical development of community facilities and other developments

4. LAND USE SERVICING

The following describes the existing system, options, servicing goals, policy and actions for the Rainy River First Nations' lands. They can be found in each section below for water, sanitary sewer, stormwater management, transportation and shallow utilities.

4.1 Water

4.1.1 EXISTING SYSTEM

Current water supply is treated and provided by a community system for approximately 80 homes all within Manitou Rapids IR #11. It draws raw water from four wells as shown on **Figure 2.6 - Existing Servicing Map**. In addition to the piped system, the water treatment plant is also outfitted with a truck fill which services additional homes and buildings which are not connected to the piped systems and do not have individual groundwater wells.

Fire protection is provided through the piped network using hydrants and water storage from the water treatment plant, and the fire pump and fire truck where available.

The existing water treatment plant was most recently upgraded in 1996 and was recommended for expansion for redundancy purposes.

4.1.2 SUPPLY OPTIONS

As the current water treatment plant is reaching capacity, and the aquifer is considered to be a limiting factor for growth, alternative sources for potable water may be required – which should be located in a separate aquifer to avoid depletion. The options for servicing additional growth and development within the townsite are as follows:

- Upgrade the existing water treatment plan to accommodate future growth
- Consider a shared system with the Town of Emo to the east or Town of Berwick to the west.

4.1.3 GOALS

4.1.3.1 The Nations have the water capacity to continue growing the community

4.1.3.2 Piped water servicing continues to grow as the community grows, and as long as fire protection and sufficient raw water supply allows

4.1.3.3 As the Nations grow, there will be the opportunity to extend water supply to homes and buildings that are not connected to the existing network

4.1.3.4 The water distribution network can follow best practices and create a loop system to ensure reduction of stagnant waters and maximizing residual chlorine in the water to maintain disinfection

4.1.4 POLICY

4.1.4.1 Ensure new growth in the community is serviced through a piped network

4.1.4.2 Ensure all Nations' members have access to potable, safe and clean drinking water that does not limit growth and opportunity

4.1.5 ACTIONS

4.1.5.1 Investigate and evaluate additional water sources

4.1.5.2 Develop an Infrastructure Growth Strategy to establish long term management strategies for water supply, treatment and supply

4.1.5.3 Evaluate additional water supply options, including upgrading the existing water treatment plant, and sharing a system with the Town of Emo

4.1.5.4 Develop a system for inspecting all water systems, including private cisterns, to ensure they are functioning properly and meeting existing health standards

4.2 Sanitary

4.2.1 EXISTING SYSTEM

Rainy River First Nations' Manitou Rapids IR #11 is primarily serviced through a gravity collection systems as shown in **Figure 2.6 - Existing Servicing Map**. In addition, there are sewage forcemains which deliver the waste to the sewage treatment lagoon west of the townsite. The lagoon was constructed in 1996 and it discharges though a drainage swale once per year into Rainy River. When the lagoon is expanded it will require additional land.

Homes that are on land outside of Manitou Rapids IR #11 or not connected to the piped systems are currently serviced through either individual septic tanks or septic field systems.

4.2.2 OUTLET OPTIONS

It is expected that with the expansion of the existing lagoon, proper design will allow for the continued annual discharge to the existing, or a newly constructed, drainage path to Rainy River from Manitou Rapids IR #11.

4.2.3 GOALS

4.2.3.1 As the Rainy River First Nations' Manitou Rapids community develops further, a combination of gravity systems and forcemains will be used to service land on Manitou Rapids IR #11

4.2.3.2 Remaining lands will continue to be serviced with on-site sanitary servicing such as mounds and fields

4.2.3.3 The capacity of the existing lagoon will be addressed within the next few years

4.2.4 POLICY

4.2.4.1 Expand piped network

4.2.4.2 Ensure future sanitary servicing is done efficiently and maintains the integrity of existing infrastructure

4.2.4.3 Ensure ongoing maintenance of existing lagoon to maximize remaining life span

4.2.4.4 Protect public health

4.2.4.5 Protect the natural environment surrounding the lagoon from potential breaches

4.2.4.6 Consider the land use and the expected sewage generation to maximize the design of the expanded lagoon over the long term

4.2.5 ACTIONS

4.2.5.1 Develop a system for ongoing monitoring and maintenance of the existing lagoon to protect public health and prevent potential breaches

4.2.5.2 Considerations of lift stations should be accounted for, to transport sanitary sewage to the lagoon to be treated

4.2.5.3 An assessment of current sewer collection systems may determine that pipe size upgrades will be required to ensure capacity of the system is maintained as the Nations grow

4.2.5.4 Develop an Infrastructure Growth Strategy to establish long term management strategies for sanitary sewage collection, treatment and disposal. Consider expansion of the current lagoon and new lift stations

4.2.5.5 Develop a system and secure funding to regularly inspect individual sewage disposal systems to ensure that they are functioning properly and meeting existing environmental standards

4.3 Stormwater

4.3.1 EXISTING DRAINAGE

Stormwater in the community is primarily overland drainage with rural cross sections including ditches. As mentioned in 3.6.1 (Drainage), the majority of overland drainage lead into Rainy River

4.3.2 STORMWATER OPTIONS

Stormwater in the community will continue to be overland with onsite storage for large development projects

4.3.3 GOALS

4.3.3.1 Minimize the impact of future developments on existing drainage

4.3.3.2 Where significant impacts to drainage are unavoidable, a stormwater management facility is recommended to mitigate this impact

4.3.3.3 Continued use of drainage ditches and overland flow back into Rainy River is expected to be sufficient

4.3.4 POLICY

4.3.4.1 Maintain existing drainage patterns where possible

4.3.4.2 Minimize erosion and pollutant-loading impacts on downstream systems

4.3.4.3 Provide peak attenuation to maintain pre-development runoff rates

4.3.5 ACTIONS

4.3.5.1 Develop an Infrastructure Growth Strategy to establish long term management strategies for stormwater

4.3.5.2 Integrate low impact development standards to reduce and treat stormwater into future Land Use Bylaw/engineering standards

4.3.5.3 Require all new developments to incorporate low impact development techniques where feasible

4.4 Transportation

The focus of transportation is to allow for mobility of Nations' members, especially between communal and gathering places of cultural importance.

This section considers transportation goals throughout all of Rainy River First Nations' lands.

4.4.1 GOALS

4.4.1.1 Incorporate a well-maintained multi-use trail system along the bank of Rainy River to take advantage of the existing environment while allowing for more connections to the main village site

4.4.1.2 Have paved connection to the road internally linking residential to the commercial developments

4.4.1.3 Have access east to the Town of Emo

4.4.2 POLICY

4.4.2.1 Maintain and enhance existing transportation networks

4.4.2.2 When remediating or building new roads, upgrade the road base for increased loads to accommodate additional traffic, reduced maintenance costs, and to ensure access in and out of the community

4.4.2.3 Create additional connections between key community gathering spaces such as the Pow Wow Grounds and the community core

4.4.2.4 Ensure reliable access to all rural residential areas

4.4.2.5 Ensure new purchased parcels have access and are not left as orphaned parcels

4.4.3 ACTIONS

4.4.3.1 Develop an Integrated Growth Strategy to establish long term management strategy for roads

4.4.3.2 Develop standards for remediating and building new roads to ensure reduced maintenance costs and ensure safe access in and out of the Rainy River First Nations lands

4.4.3.3 Develop a maintenance plan for all existing transportation networks

4.4.3.4 Develop a safe network of multi-use trails and sidewalks for pedestrians and cyclists. Ensure the network provides connections to key destinations, including commercial developments and key community gathering spaces such as the Pow Wow Grounds and the community core

*All engineering summarized from Rainy River First Nations Capital Planning Study Draft Interim Report - Neegan Burnside 2017

5. AREA DESCRIPTIONS

In the following sections, each area of Rainy River First Nations land will be mapped out based on what its future development plans are. In addition to the mapping, a brief description, followed by future Land Uses and a Land Use statistic table are presented.

5.1 Manitou Rapids IR #11

5.1.1 DESCRIPTION

Manitou Rapids is the primary community for Rainy River First Nations Members and is located less than a 10 minute drive to the Town of Emo (see **Figure 5.1 - Manitou Rapids IR #11**). As the community continues to grow, the intent is for the majority of future development to occur within this area. Existing buildings within the Manitou Rapids area include:

- Utility shed
- Resource Centre
- Gymnasium
- Community garage
- Concession
- Firehall
- ATCO trailer
- Water Treatment Plant
- Band Office/Administration
- Warehouse/Fish Hatchery
- Workshop

This land is key for the community and in addition to the existing buildings, contains a variety of cultural areas such as the Pow Wow Grounds, Sundance area as well as a significant number of existing individual and community grave sites.

The Residential area of the community is primarily located between the Canadian National Rail (CNR) line and Rainy River, east of the actual rapids. Most of the housing units within Manitou Rapids are single detached homes located on subdivided land in the Community Centre with two duplexes and a small cluster of what were originally to be Elders' housing. Recently the Nation has added six new duplex units on the eastern side of the community.

Commercial uses in the area consist primarily of the Gas Station located at the junction of Highway 71 and Highway 11, south of the newly developed Pow Wow Grounds.

Other significant cultural areas include the Residential School Survivors Memorial as well as the Veterans Monument, which are used by the community. The Veterans Monument forms part of the yearly Remembrance Day ceremonies and has an honor guard posted during such times. The Residential School Survivors Memorial consists of landscaped park space north of the drainage course, along with an entry feature.

Rainy River First Nations have a series of existing park and recreational spaces which include:

- Hockey rink
- Baseball diamond
- Horseshoe pit
- Trees lining the CNR line
- Green space along creek between Bear Street and Loon Street
- Snowmobile trail along pipeline right-of-way

Currently there are agricultural fields (primarily haying) north of Highway 11, and while there is a historical connection for the community to farming, it is not a current practice of Rainy River First Nations. Hay is presently harvested by a local farmer under a standing forage agreement.

Additional services within the townsite include a landfill, sewage lagoon, and water treatment plant.

Existing industrial development within this area includes the previously designated industrial land including Manitou Forest Products. These are located south of Highway 11 and to the west of the townsite.

5.1.2 FUTURE LAND USE DESCRIPTION

Future Land Uses for the area include Residential, Commercial, Community Use, Natural Area, Industrial, Agriculture, and Cultural Area. Please refer to **Section 3** for policies related to these land uses.

Residential development will continue to follow the river capitalizing on the existing infrastructure already in place and will primarily take place within the Manitou Rapids IR #11 primary reserve. These housing units should be a mix of types to enable housing for a variety of members such as single young adults, families as well as Elders. This could include single family homes of a variety of sizes, duplexes as well as townhouse developments. It is not the desire of the community to pursue apartments at this time.

As the community continues to grow, additional park and recreational spaces in the residential areas as identified in **Figure 5.1 - Manitou Rapids IR #11** will be added for the benefit of members.

It is the intent of the community to use the junction of Highway 71 and Highway 11 as the primary growth node for future commercial uses in the community. This will allow them to capitalize on creating a commercial corridor and local hub in a high traffic area. This corridor is anticipated to extend to the north to the Pow Wow Grounds and occupy both sides of Highway 71.

In the Strategic Plan completed by Rainy River First Nations Economic Development Department in 2016 a series of land use needs were identified including sites for solar electricity generation and a small business centre.

The 125 hectares of land located north of Highway 11 which is currently used for agricultural purposes has been discussed as having the potential to fulfill the needs of a future solar farm. The land naturally drains to the highway, and there are low areas within the site, so it remains a viable opportunity for the community to develop.

While there are extensive treed areas within Manitou Rapids IR #11, the community has indicated a desire to restrict logging within this primary community reserve.

Industrial development will be directed to the areas surrounding the existing sawmills. An additional 55 hectares of land for industrial is recommended beyond that which was previously designated in order to accommodate future growth.

Cultural Areas will be protected from development for future generations to enjoy. They include the existing and proposed future expansion to the Pow Wow Grounds, the Sundance area north of the existing agricultural land, as well as the Cenotaph and Residential School Memorial Grounds.

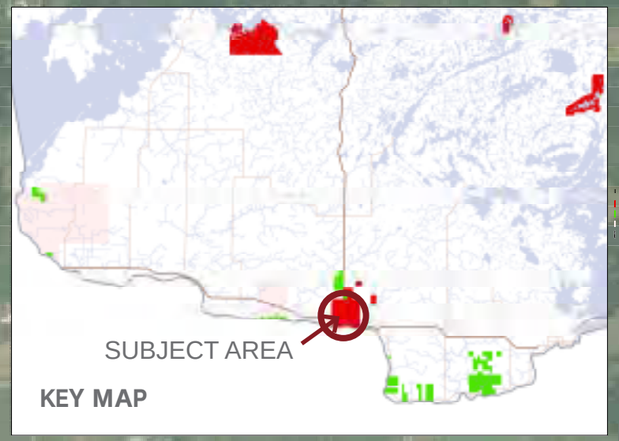
In addition, land west of the townsite is identified for community use as it includes a variety of trails and spaces frequented by members for personal reflection, ceremony and access to Rainy River.

5.1.3 LAND USE

Residential	101 Ha, 250 Ac
Commercial	60 Ha, 148 Ac
Community Use	90 Ha, 222 Ac
Natural Area	1968 Ha, 4863 Ac
Industrial	55.0 ha, 136 Ac
Agriculture	125 Ha, 309 Ac
Cultural Area	8 Ha, 20 Ac

See Figure 5.1 - Manitou Rapids IR #11

FIGURE 5.1 - MANITOU RAPIDS IR #11



Parcel referred to on Figure 5.8

Parcel referred to on Figure 5.4

Parcel referred to on Figure 5.4

Parcel referred to on Figure 5.4

Hwy 71

Hwy 11

Canadian National Railway

Manitou Rapids

N

Legend

Manitou Rapids 11

Land Purchased Parcels

Land Use

Agricultural

Commercial

Community Use

Industrial

Natural Area

Residential

Cultural Areas

Hunting Areas

Future Road Access

Walking Trail

0 250 500 1,000

Meters

5.2 Long Sault IR #12 and Kay-Nah-Chi-Wah-Nung & Manitou Mounds

5.2.1 DESCRIPTION

This site is shown on **Figure 5.2 - Long Sault IR #12 and Kay-Nah-Chi-Wah-Nung & Manitou Mounds**, adjacent to the Rainy River. The Long Sault IR #12 forms part of this land and comprises one of the original Reserves from the Rainy River First Nations community, though it is currently part of the purchased lands.

This area contains Kay-Nah-Chi-Wah-Nung which was declared a “site of national significance”. The community recognizes the land here is of special historical and cultural value, with many village, camp, and burial sites throughout the 152 hectares. In addition to the traditional Manitou Mounds burial mounds, there is a formal Christian cemetery located north of the access road through the site. Many artifacts were removed from these locations and the community is currently working through the Repatriation of First Nations Cultural Property process to have them restored with the potential of having them re-interred. There is a wide variety of medicinal plants which grow on the site and the area is often used for educating the community on the identification of local plants and animals. It is also identified by some Elders as the “Thunderbird’s Nest”.

Currently, the site is used for building cultural awareness both within the community and with visitors to the site. Buildings include and Interpretive Centre and Round House, which function to help preserve and present the regional history. In addition to the physical buildings on site, there is a site which was formerly used for tipis where youth are able to experience the site in a different way.

Finally, in addition to its cultural significance, the site is used for a variety of year-round outdoor recreation activities such as cross-country skiing and snowshoe tours, bannock making and traditional storytelling, as well as hiking in the summer.

5.2.2 FUTURE LAND USE DESCRIPTION

Future Land Uses for the area include Commercial, Natural Area, Community Use, and Cultural Area. Please refer to **Section 3** for policies related to these land uses.

While the area of the Manitou Mounds themselves is one that needs to be heavily and permanently protected, the community has identified the site as one which they hope can be used to further educate both members and visitors about their history and cultural practices.

The area currently used for the Interpretive Centre is identified for future commercial growth to support the existing complex.

> A drum sounded right outside the tipi and all the children went quiet. I said ‘we are not alone here. If someone came into your home and started making a house there you would be offended. You have to be respectful, that’s what you are doing to the land.’
>
> -Stories from the Elders

Land east of the identified commercial growth would be restricted in development to low intensity cultural and recreational uses. This could include a revisiting of a restricted use campground and space for a sweat lodge that could be booked for overnight accommodations in relation to group tours and experiential learning opportunities.

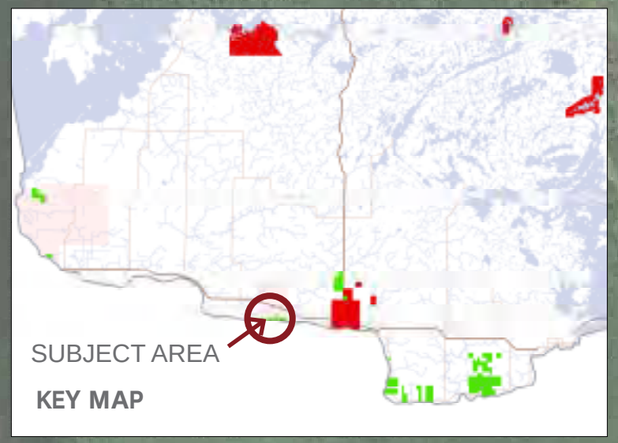
Additional uses would be limited to low intensity culturally significant activities such as harvesting medicines, reflection, and teaching traditional skills.

5.2.3 LAND USE

Commercial	9.0 Ha, 22 Ac
Natural Area	18 Ha, 44 Ac
Community Use	124 Ha, 306 Ac
Cultural Area	147 Ha, 363 Ac

See Figure 5.2 - Long Sault IR #12 and Kay-Nah-Chi-Wah-Nung & Manitou Mounds

FIGURE 5.2 - LONG SAULT IR# 12 AND KAY-NAH-CHI-WAH-NUNG & MANITOU MOUNDS



Hwy 11

N

Legend

- Long Sault 12
- Land Purchased Parcels

Land Use

- Agricultural
- Commercial
- Community Use
- Industrial
- Natural Area
- Residential
- Cultural Areas
- Hunting Areas

0 125 250 500 Meters

Rainy River

5.3 Hay Bay/Split Rock Properties

5.3.1 DESCRIPTION

The newly added reserve land of Hay Bay and Split Rock (see figure 4.3) are an addition of 3,736 hectares of land. This land formed part of the most recent Addition to Reserve (ATR) which were part of the original land claim for Rainy River First Nations. This land was of particular value to the community as it has typically been used for the collection of wild rice as identified in **Figure 5.3 - Hay Bay/Split Rock Properties**.

5.3.2 FUTURE LAND USE DESCRIPTION

Future Land uses for this area include: Natural Area, and Cultural Area. Please refer to **Section 3** for policies related to these land uses.

This land is to be protected and while there are limited opportunities for harvesting logs, it would be considered upon approval by council. Future uses of the area identified should be limited to cultural practices and exercising Treaty Rights to hunting, trapping and fishing.

In the long term, the Community may consider potential opportunities for the establishment of small cabins for membership use.

5.3.3 LAND USE

Natural Area	3735.15 Ha, 9,229.55 Ac
Cultural Area	85.7 Ha, 213 Ac

See Figure 5.3 - Hay Bay/Split Rock Properties

FIGURE 5.3 - HAY BAY / SPLIT ROCK PROPERTIES

5.4 Quarter Section Block Properties

5.4.1 DESCRIPTION

These sites have been added to the reserve through the Addition to Reserve (ATR) process (see **Figure 5.4 - Quarter Section Block Properties**). There is access to two of the three sites from Highway 71, and Off Lake Road. The northern most land within this site does not currently have official access, through there is the opportunity to extend the eastern segment of development road.

Members and non-members currently use the land for a variety of hunting and trapping opportunities, though there is discussion about whether or not to permit non-member use going forward.

5.4.2 FUTURE LAND USE DESCRIPTION

Future land uses for this area include: Natural Area, and Cultural Area. Please refer to **Section 3** for policies related to these land uses.

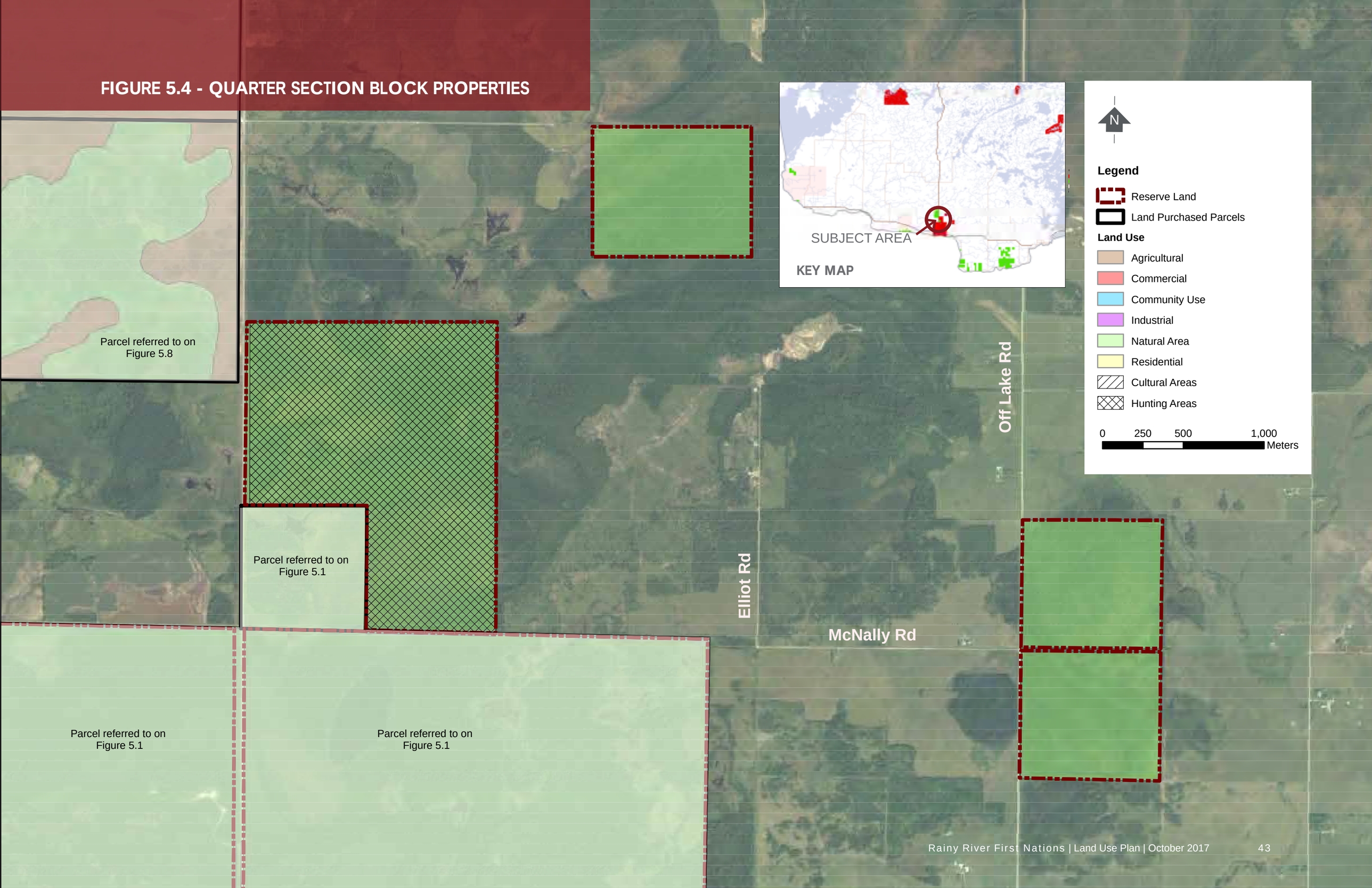
In addition to its continued use as hunting and trapping grounds, this land has been identified by the community as an opportunity to explore harvesting additional natural resources.

5.4.3 LAND USE

Natural Area	521.65 Ha, 1289 Ac
Hunting Area	236 Ha, 583 Ac

See Figure 5.4 - Quarter Section Block Properties

FIGURE 5.4 - QUARTER SECTION BLOCK PROPERTIES



5.5 Sphene Lake Property

5.5.1 DESCRIPTION

The Sphene Lake property is located approximately 42 km from Fort Frances, and 57 km from Manitou Rapids IR #11 and has recently been added to Rainy River First Nations' reserve (see **Figure 5.5 - Sphene Lake Property**). It provides a rare opportunity in that the 1477 hectares of land, completely encircle the lake, providing a limitation in terms of access to non-members. All existing islands within the lake are also included as new reserve land.

Currently this land is used by members and non-members alike for hunting and fishing. With 40 km of shoreline, there is a wealth of opportunity for fish habitat and a healthy riparian zone which can now be protected.

5.5.2 FUTURE LAND USE DESCRIPTION

Future Land uses for this area include: Natural Area, and Commercial. Please refer to **Section 3** for policies related to these land uses.

It is the intention of the community that these new lands remain in their natural state. While there may be limited opportunity for low impact recreational activities such as skiing, cycling, fishing and camping, no intensive uses would be permitted in the area.

Hunting would be a permissible land use in the area, but the community has stipulated that this cannot include commercial hunting operations, which include fly-in, fly-out operations.

This is one of the areas where there is to be no natural resource extraction including logging.

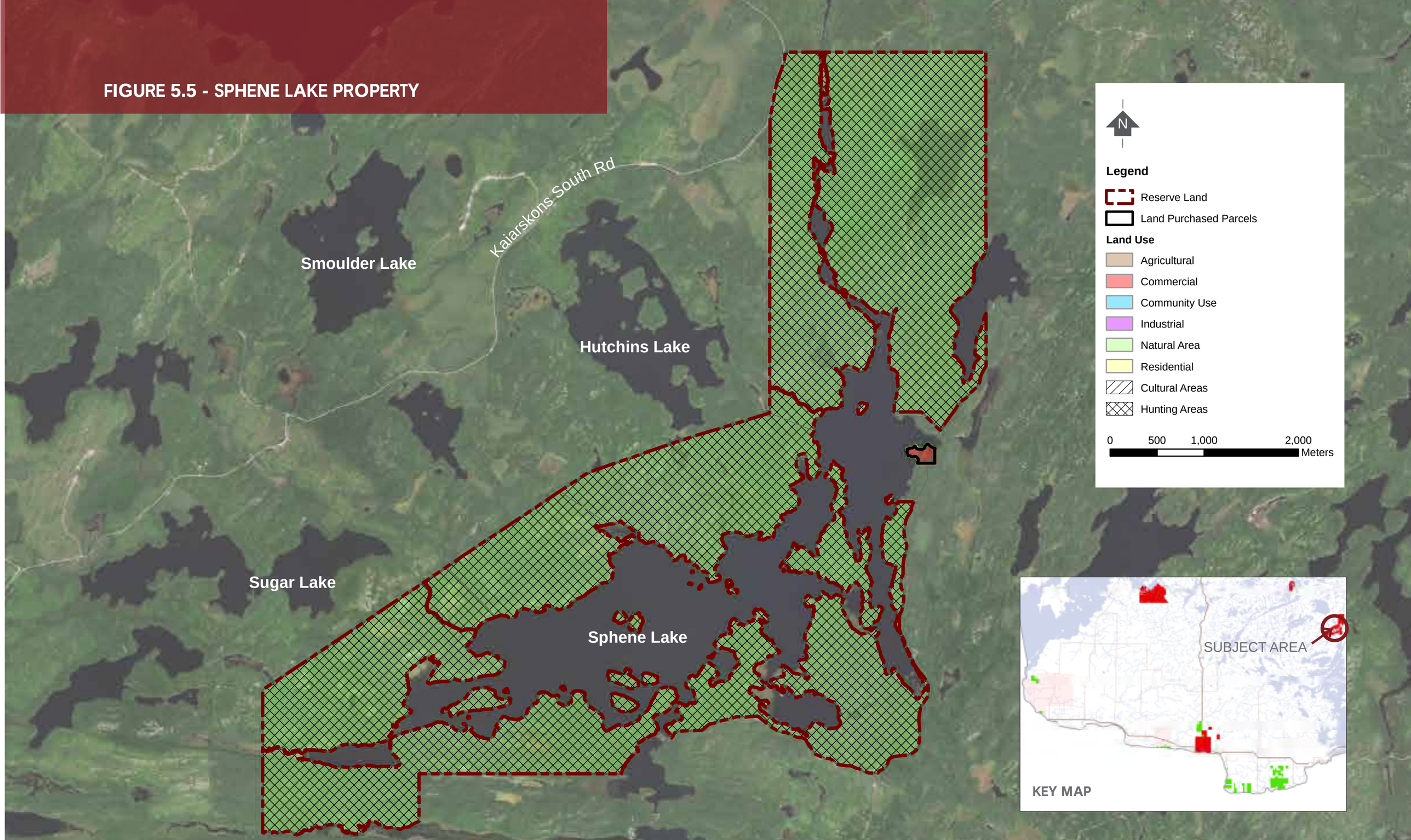
For additional information about the Northern Lites Property, shown here in red, see **Section 5.14 – Sphene Lake - Northern Lites Property**.

5.5.3 LAND USE

Natural Area	1458.9 Ha, 3605 Ac
Commercial	3.6 Ha, 9 Ac
Hunting Area	1455.3 Ha, 3596 Ac

See Figure 5.5 - Sphene Lake Property

FIGURE 5.5 - SPHENE LAKE PROPERTY



5.6 Gates Ajar Property

5.6.1 DESCRIPTION

The Gates Ajar Property, which has recently been added to the Rainy River First Nations reserve, is comprised of 285 hectares of land and includes approximately 16 islands (See **Figure 5.6 - Gates Ajar Property**). This property is at the northern reaches of the community. There are no access roads to the property, and no visible buildings or infrastructure suggesting current use of the land.

There is a portion of the property which has been identified by the Elders as possibly containing an old house which is in ruins (at the northern tip of the site).

5.6.2 FUTURE LAND USE DESCRIPTION

Future land uses for this area include: Natural Area, and Cultural Area. Please refer to **Section 3** for policies related to these land uses.

Given the remote nature of the property, there are no current plans for development. The area is to be retained in its natural state for future generations, which includes restricting logging activity from occurring on the site.

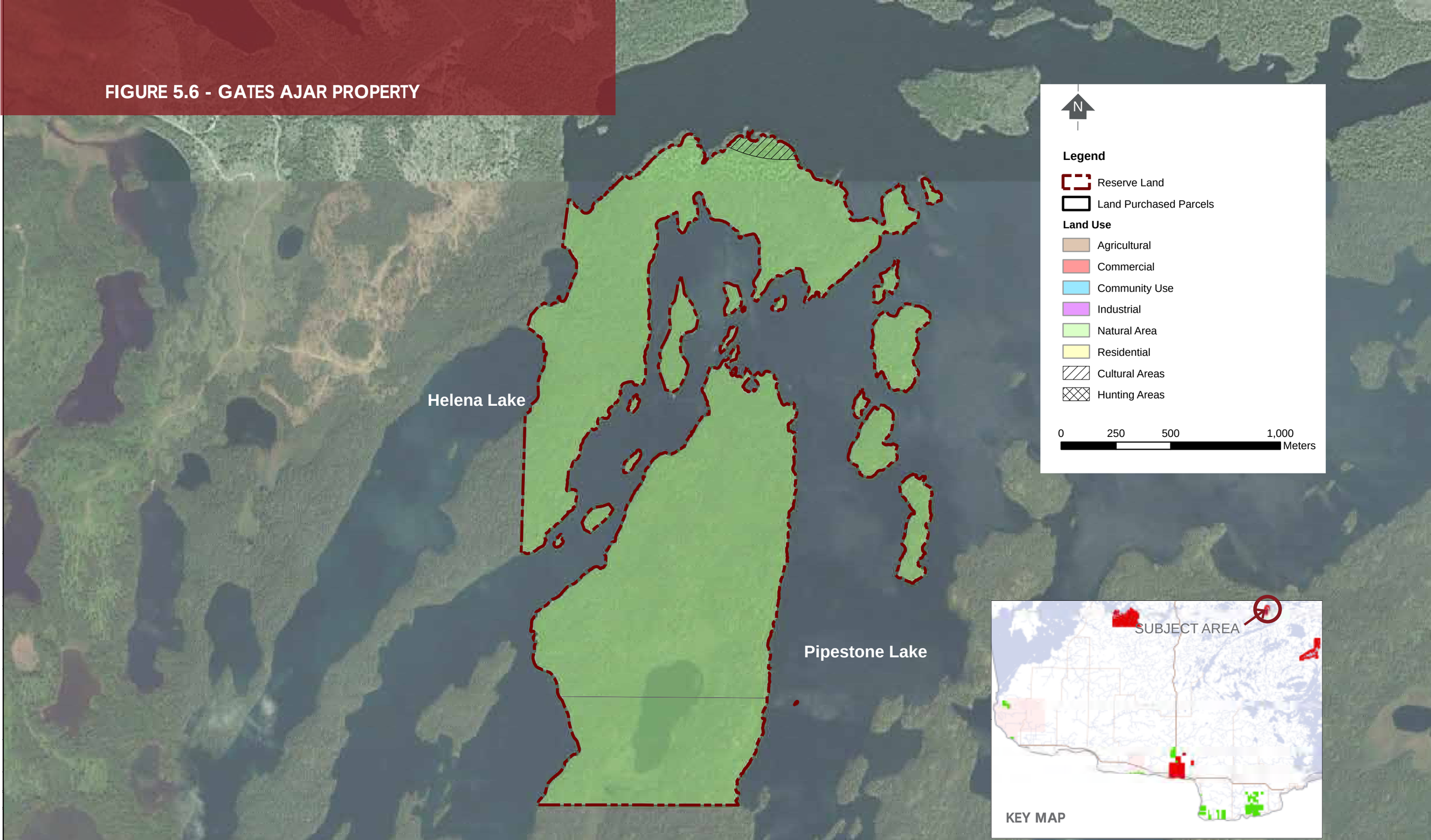
Any hunting that occurs on this site should be by members, with no commercial hunting or fishing activities being permitted on the land.

5.6.3 LAND USE

Natural Area	278.8 Ha, 3605 Ac
Commercial	3.6 Ha, 9 Ac

See Figure 5.6 - Gates Ajar Property

FIGURE 5.6 - GATES AJAR PROPERTY



5.7 Barsy Property

5.7.1 DESCRIPTION

The Barsy property is one of the purchased properties and does not currently constitute part of the Rainy River First Nations reserve. The site currently exists as undeveloped lands and is primarily treed. It extends approximately 0.4 km south of River Road to Rainy River. (**See Figure 5.7 - Barsy Property**).

There is no existing water or sewer servicing to the area and currently no access has been built to the site. The southern portion of the site drains primarily into the river, while the northern part drains into the highway ditch system.

5.7.2 FUTURE LAND USE DESCRIPTION

Future land use for this area includes only Natural Area. Please refer to **Section 3** for policies related to this land use.

Future land use in the area will be governed by municipal land use laws in the Rainy River District. While future development is possible by working together with the Township of Morley, current plans for development are not underway.

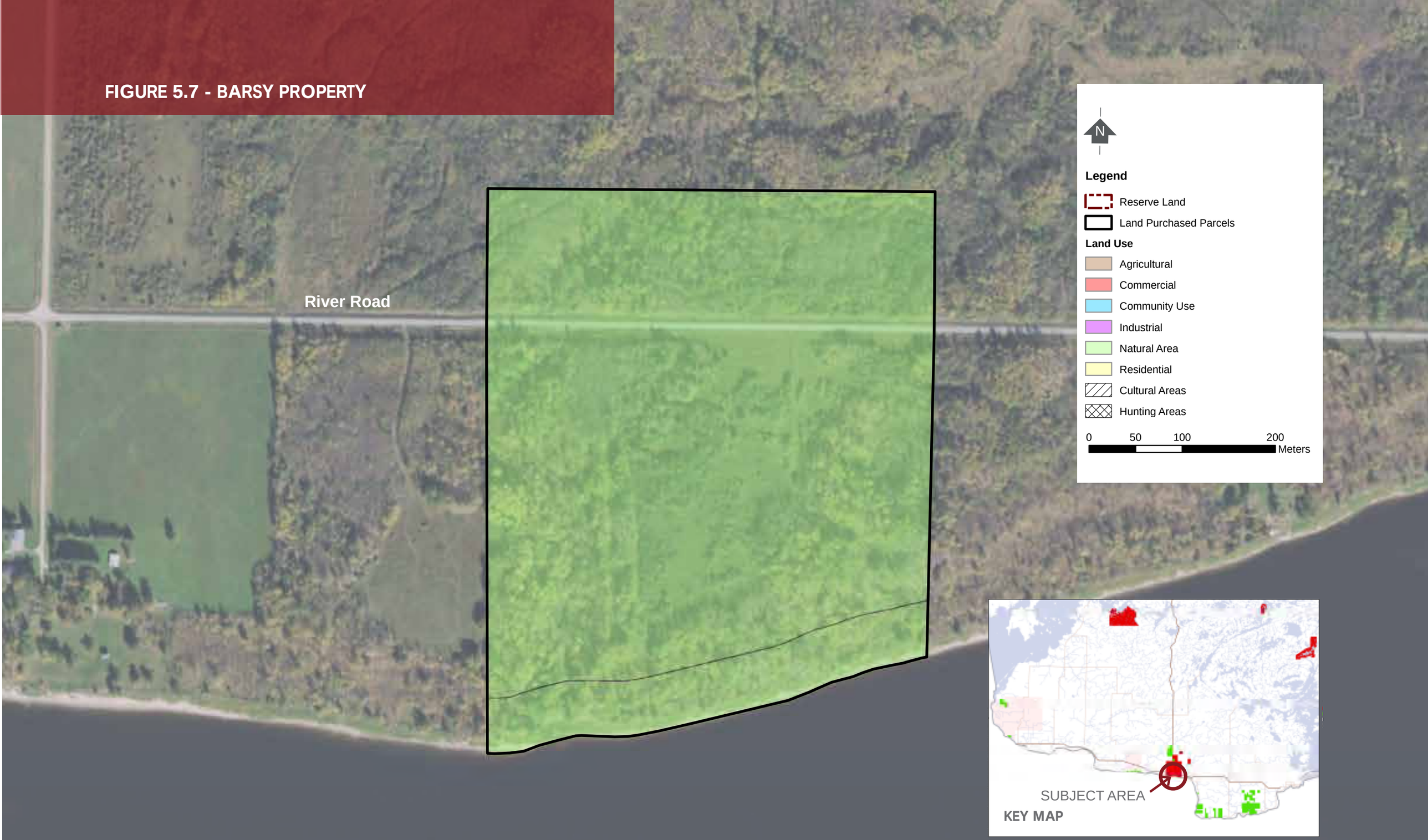
Future land use for the Barsy Property will include its protection as a Natural Area and potential resource extraction.

5.7.3 LAND USE

Natural Area	14 Ha, 36 Ac

See Figure 5.7 - Barsy Property

FIGURE 5.7 - BARSY PROPERTY



5.8 Carr Property

5.8.1 DESCRIPTION

The Carr Property is not currently part of the Nations' reserve lands and as such falls within the jurisdiction of the Township of Chapple.

The property is a mix of natural area and existing agricultural land uses. It is approximately 412 hectares of land located north from the primary reserve along Highway 71. There is one access to the site of an apparent farmstead off of Highway 71. (**See Figure 5.8 - Carr Property**).

In addition, there is a road right of way which would continue Westover Road, that remains undeveloped at this time.

Land within this property is undulating with a myriad of streams and gullies throughout. In the northernmost quarter section there is a former right of way which crosses the parcel on a moderate diagonal from southwest to northeast.

There are currently no identified services located on the property, though based on rudimentary knowledge of the existing farmstead, on-site services such as a well and septic field are likely.

5.8.2 FUTURE LAND USE DESCRIPTION

Future land uses for this area include: Natural Area, and Agricultural. Please refer to **Section 3** for policies related to these land uses.

Future land use for the parcel is currently to continue agricultural production on existing agricultural land, primarily through rental to non-member farming operations. This will permit a minor income to the community as it moves forward with the Addition to Reserve process for this land. While future development is possible by working together with the Township of Chapple, current plans for development are not underway.

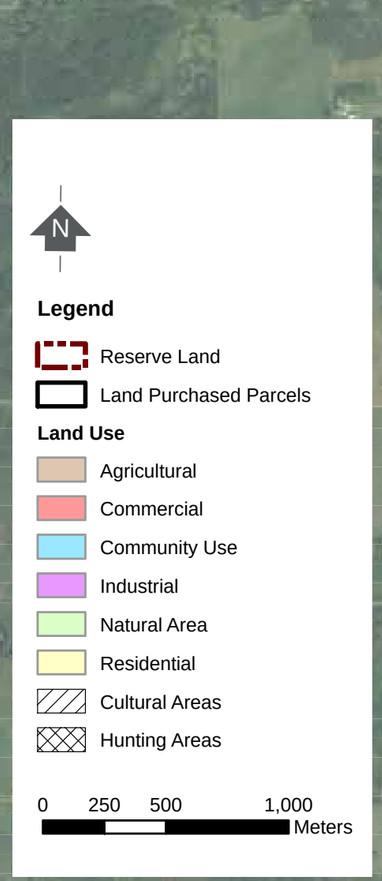
Natural areas identified within the property will be protected as such with only minor, low impact activities permitted such as member logging activities, hunting, and trapping.

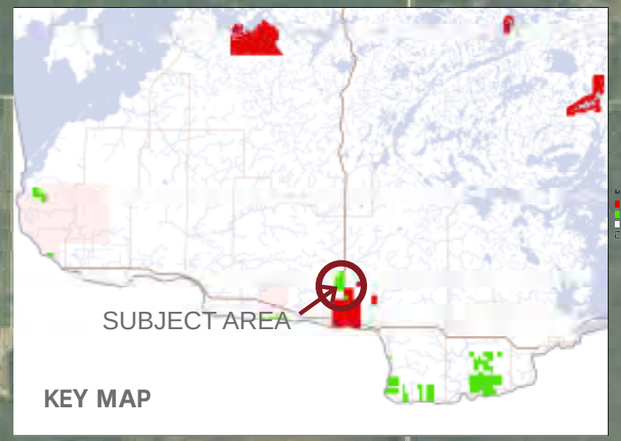
5.8.3 LAND USE

Natural Area	238 Ha, 588 Ac
Agricultural	234 Ha, 578 Ac

See Figure 5.8 - Carr Property

FIGURE 5.8 - CARR PROPERTY





Hwy 71

Off Lake Rd

McNally Rd

Parcel referred to on Figure 5.4

Parcel referred to on Figure 5.4

Parcel referred to on Figure 5.1

Parcel referred to on Figure 5.1

Parcel referred to on Figure 5.1

Parcel referred to on Figure 5.4

Parcel referred to on Figure 5.4

5.9 Champagne Property

5.9.1 DESCRIPTION

Currently these lands are not part of the Rainy River Reserve. The Champagne Property consists of 20 hectares of land located along the Canada-United States border, running through the Rainy River 6 km south of Emo. (See **Figure 5.9 - Champagne Property**).

These lands are along Highway 602 as it heads south connecting Hwy 11 to Emo and then, eventually to the main community reserve at Manitou Rapids IR #11. While the parcel is currently undeveloped, it is adjacent to rural residential, agricultural and light industrial development in the Township of Emo.

The site has no existing servicing infrastructure on site. Drainage on the site is primarily to the west to Rainy River. While there is no current land access or formal boating infrastructure to Conmee Island, there is a single gravel driveway connecting Highway 602 to the river bank which could be used to provide access to the island.

5.9.2 FUTURE LAND USE DESCRIPTION

Future Land uses for this area include: Natural Area, and Residential. Please refer to **Section 3** for policies related to these land uses.

At the time of purchase of the Champagne Property, a highest and best use analysis was completed on both the mainland parcel, as well as for Conmee Island. The results of this analysis concluded that the mainland parcel would be best served through additional rural residential uses, while the island could be used as a day use camping site.

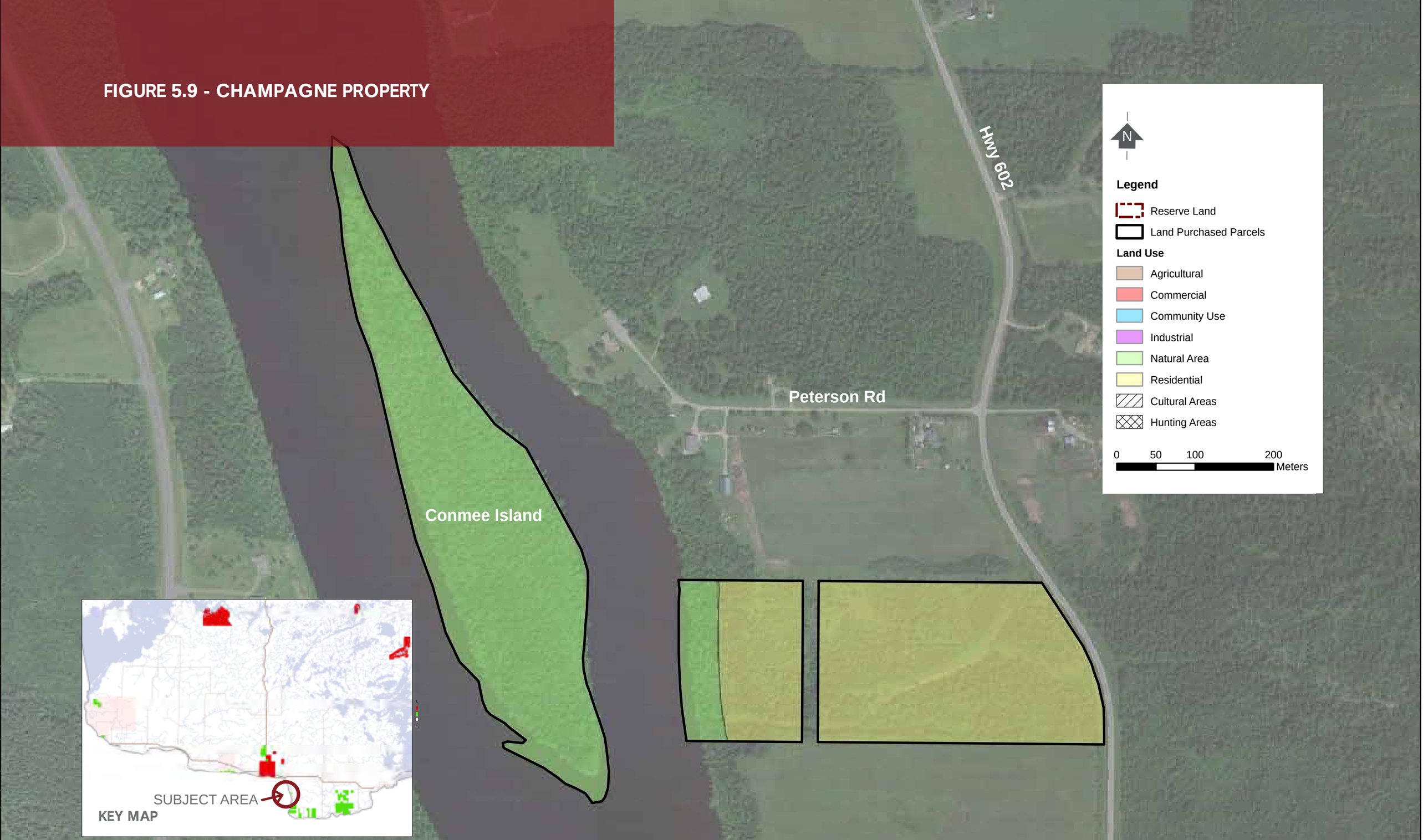
Any future land development within this property will fall within the jurisdiction of the Township of Emo until such time as Rainy River First Nations complete the Addition to Reserve process for the parcels.

5.9.3 LAND USE

Natural Area	11 Ha, 27 Ac
Residential	9 Ha, 22 Ac

See Figure 5.9 - Champagne Property

FIGURE 5.9 - CHAMPAGNE PROPERTY



5.10 Funck & Klenk Properties (West)

5.10.1 DESCRIPTION

The Funck & Klenk Properties are 790 hectares total between five sites. They are all located along Highway 602 approximately 12 km south of Emo (See **Figure 5.10 - Funck & Klenk Properties (West)**). They do not, at this time, form part of the Rainy River Reserve, though the community is pursuing the Additions to Reserve. Currently the sites are a mix of Natural Area and Agricultural Uses. Each of the sites have access to the shore of Rainy River.

Currently only one of the five sites is anticipated to have any on-site services as there are existing residential and agricultural support buildings located on site. Sites with significant drainage channels will need to be maintained if development on the land proceeds.

5.10.2 FUTURE LAND USE DESCRIPTION

Future Land uses for this area include: Natural Area, and Agricultural. Please refer to **Section 3** for policies related to these land uses.

As these parcels are not currently part of the Rainy River First Nations Reserve, they fall within the Townships of Emo and La Vallee jurisdictions. Any development on these sites will be required to meet all standards laid out by the municipalities.

The community currently intends to maintain existing agricultural land as productive land, continuing to lease it to local, non-member farming operations.

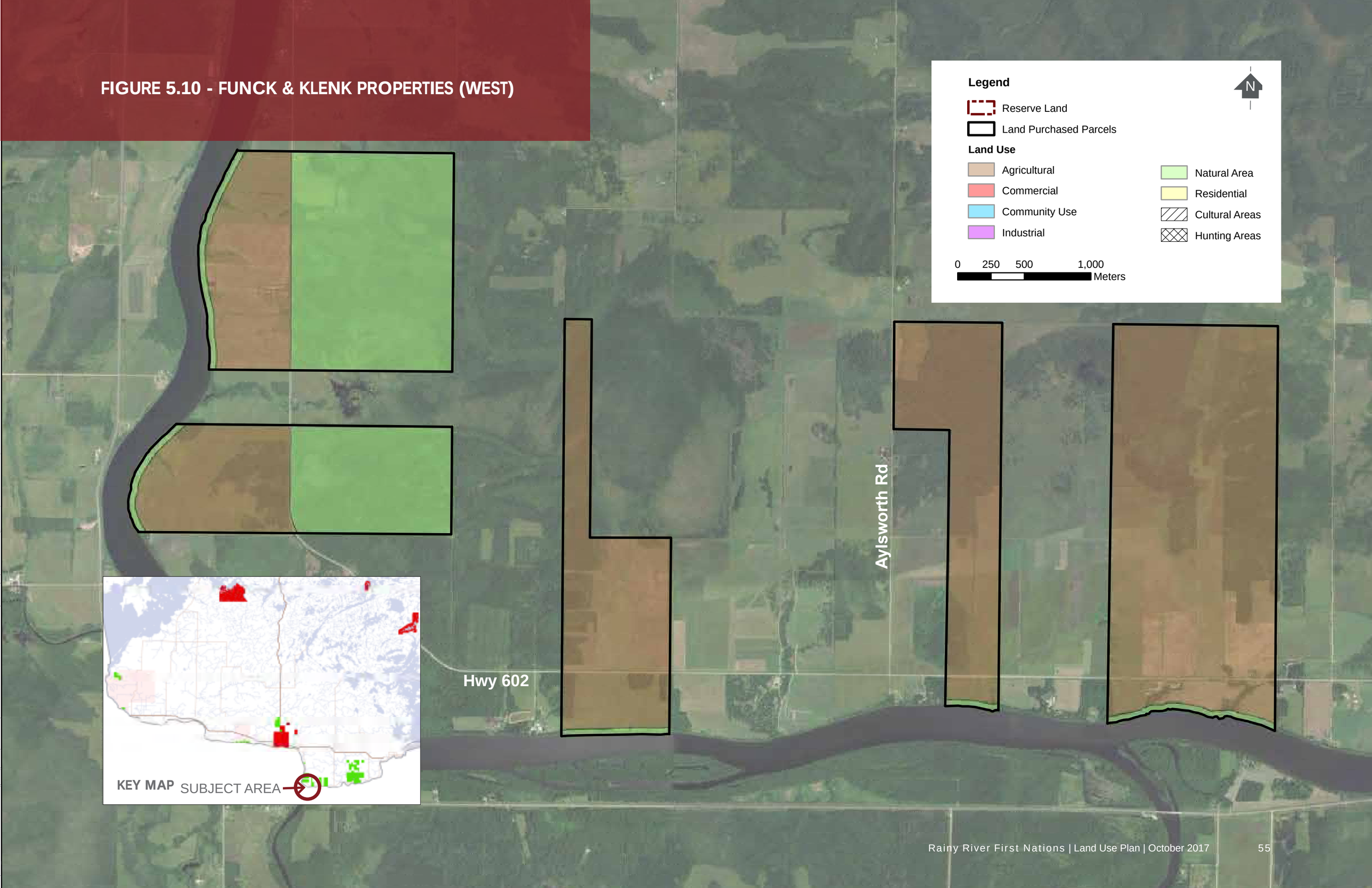
Natural areas within these properties will be protected as identified in the mapping in **Figure 5.10 - Funck & Klenk Properties (West)**.

5.10.3 LAND USE

Natural Area	317 Ha, 783 Ac
Agricultural	473 Ha, 1169 Ac

See Figure 5.10 - Funck & Klenk Properties (West)

FIGURE 5.10 - FUNCK & KLENK PROPERTIES (WEST)



5.11 Rediger Properties (East)

5.11.1 DESCRIPTION

The Rediger Properties are located south of Highway 11, approximately 26 km from Manitou Rapids IR #11 (see **Figure 5.11 - Rediger Properties (East)**). These seven parcels do not currently form part of the Rainy River lands, but are going through the Addition to Reserve process. A significant portion of these lands (1,596 hectares / 3,944 acres) remain important hunting, trapping and/or fishing areas for members of the community.

There is currently no direct access to the four North parcels as shown in **Figure 5.11 - Rediger Properties (East)**, The two southern parcels have access off of Highway 602.

The bulk of the areas within the northern parcels compose a significant drainage complex for the sub-region, with two drainage channels running from the complex to the river.

There is currently no development on any of the parcels, however a significant portion of the riverside parcel (208 ha) has been cleared and is being used for agricultural production.

5.11.2 FUTURE LAND USE DESCRIPTION

Future Land uses for this area include: Natural Area, Agricultural and Hunting Area. Please refer to **Section 3** for policies related to these land uses.

As these parcels are not currently part of the Rainy River First Nations Reserve, they fall within the Townships of Alberton and La Vallee jurisdictions. Any development on these sites will be required to meet all standards laid out by the municipality.

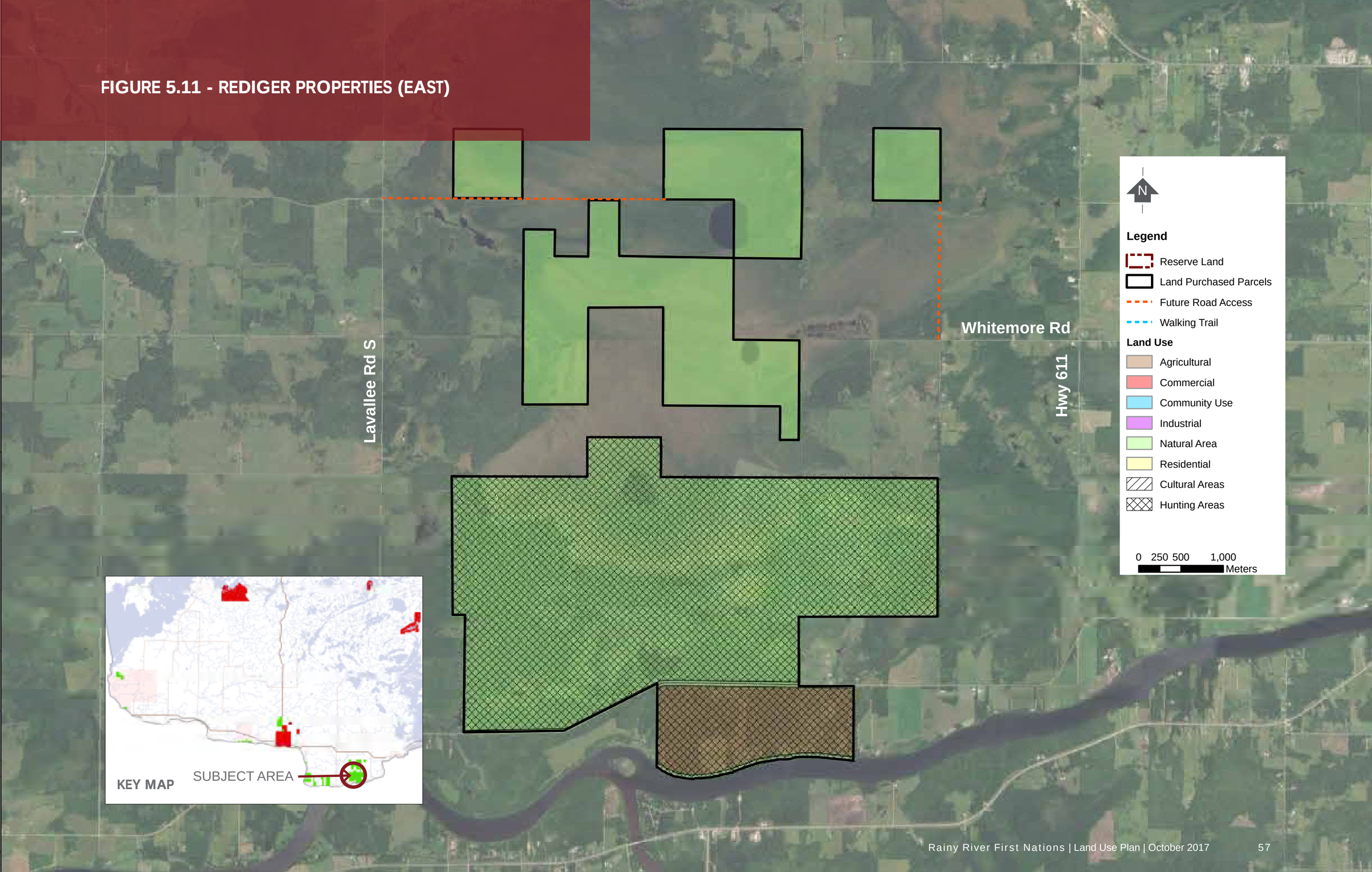
Given the amount of area within these properties currently being used for hunting, future land use should be limited to Natural Areas. This will allow the community to protect the drainage complex and maintain a significant area for future generations to enjoy. While the agricultural areas to the south are expected to remain in production, we do not anticipate their expansion in the foreseeable future.

5.11.3 LAND USE

Natural Area	2186 Ha, 5402 Ac
Agricultural	208 Ha, 514 Ac
Hunting Area	1608 Ha, 3973 Ac

See Figure 5.11 - Rediger Properties (East)

FIGURE 5.11 - REDIGER PROPERTIES (EAST)



5.12 Reimund Property

5.12.1 DESCRIPTION

The Reimund Property, as well as lands beyond (as indicated in **Figure 5.12 - Reimund Property**) were part of the former Paskonkin IR #15. The purchased parcel that has been acquired does not currently form part of the Reserve Lands of Rainy River First Nations. It falls within the Township of Lake of the Woods jurisdiction. Any development on this site will be required to meet all standards laid out by the municipality.

This site is the western most property owned by the community, and is located only 1.5 km from Lake of the Woods, and 55 km from Manitou Rapids. The site is not directly adjacent to the lake and there is no official access available to the lake, other than through privately owned land. The site is accessed off of Highway 600 via River Road.

A significant drainage course traverses the parcel from the east, draining to the west into Lake of the Woods. Approximately 74 hectares of this site have been cleared for agricultural purposes and there are no current on-site water or sanitary services.

5.12.2 FUTURE LAND USE DESCRIPTION

Future Land uses for this area include: Natural Area, Agricultural and Hunting Area. Please refer to **Section 3** for policies related to these land uses.

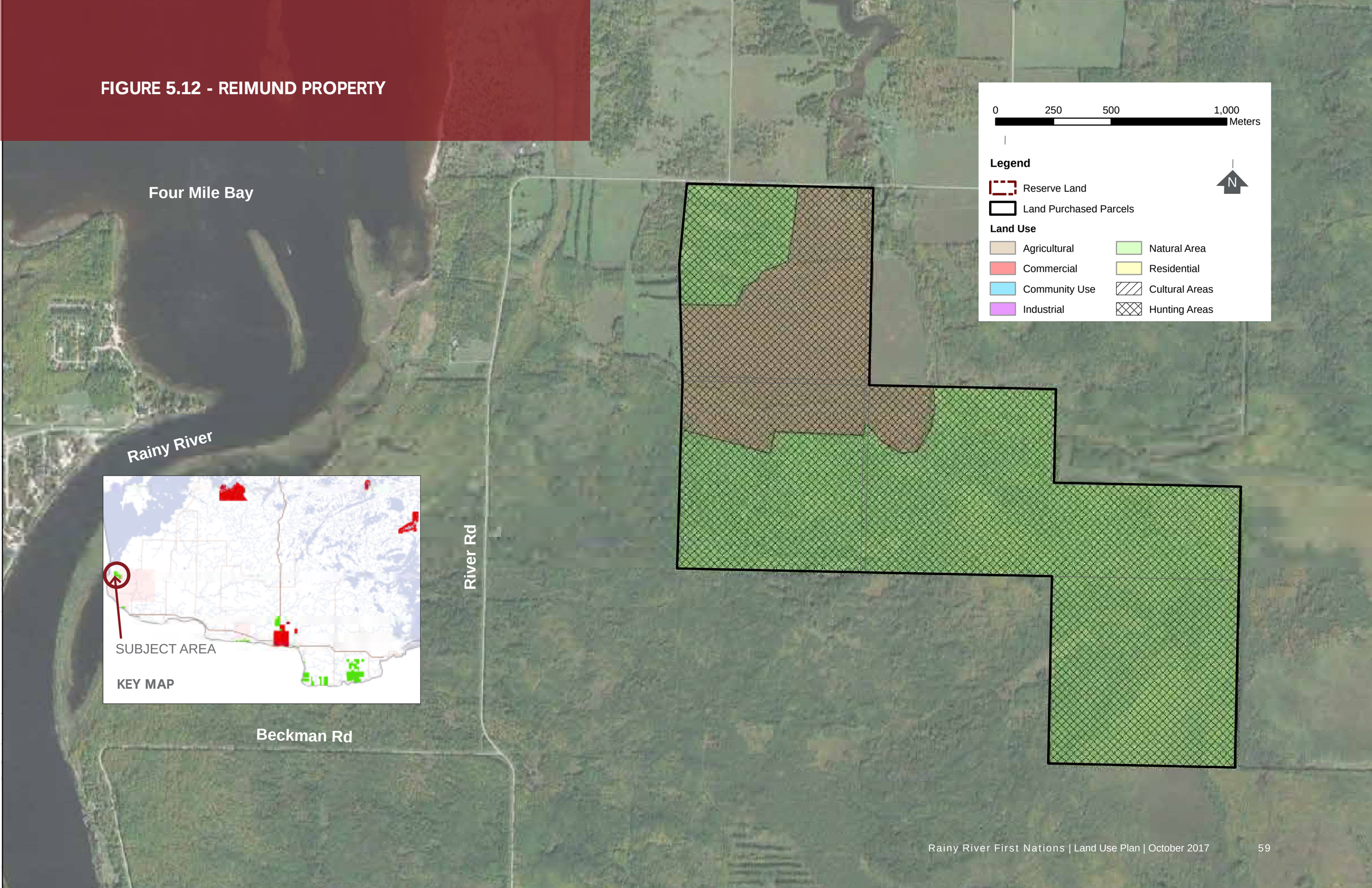
Future land use in the area will primarily encompass maintaining existing leasing of agricultural land to non-member farming operations. Future considerations could include minor camping and recreational accommodations given proximity to the Lake of the Woods, however, these would be limited. Land within the area has been identified as Agricultural and Natural Areas. Limited low impact activities such as camping and minor logging will be considered by the Nations.

5.12.3 LAND USE

Natural Area	225 Ha, 556 Ac
Agricultural	74 Ha, 183 Ac
Hunting Area	299 Ha, 739 Ac

See Figure 5.12 - Reimund Property

FIGURE 5.12 - REIMUND PROPERTY



5.13 Klosowicz Property

5.13.1 DESCRIPTION

The Klosowicz Property is located east of Highway 619, south of Highway 11 (See **Figure 5.13 - Klosowicz Property**). The property consists of two river lots totaling 21 hectares. There is a road allowance at the northern edge to allow for future expansion of Highway 11, as well as a road allowance which separates the primary lot area from a small sliver at the north west. This appears to be a continuance of the original surveyed allowance for Baseline Road. There is a significant drainage course which traverses the land from northwest to southeast, connecting into a drainage channel heading south to Rainy River.

This property does not form part of the Rainy River Reserve lands and falls within the jurisdiction of the Township of Morley. Any development on these sites will be required to meet all standards laid out by the municipality. Surrounding land uses include primarily minor agricultural uses and rural residences.

5.13.2 FUTURE LAND USE DESCRIPTION

Future Land uses for this area include: Natural Area, Agricultural and Hunting Area. Please refer to **Section 3** for policies related to these land uses.

Future land use prospects for this land are primarily agricultural in nature, though it has the potential for rural residential as well. Currently the land has been identified as agricultural.

5.13.3 LAND USE

Natural Area	3 Ha, 7 Ac
Agricultural	19 Ha, 47 Ac

See Figure 5.13 - Klosowicz Property

FIGURE 5.13 - KLOSOWICZ PROPERTY

5.14 Sphene Lake - Northern Lites Property

5.14.1 DESCRIPTION

The Northern Lites Property makes up a 0.5 km segment of the shoreline of Sphene Lake. This former hunting and fishing camp, operated primarily as a fly-in, fly-out lodge. Currently on the site there are approximately 18 derelict buildings identifiable from the currently available aerial photograph. In addition, there are two docks present, protruding into the lake off the western most point of the parcel as well as the small bay to the south.

Due to the presence of the former development the land has been graded to some extent to provide access within the site, along with buildable pockets for the existing buildings. Finally, there appears to be a previous boat launch to the southwest of the southern dock.

Access to the site is by logging road, which runs from south to north along the eastern side of Sphene Lake. This road, though passable, requires radio access and is routinely flooded out, requiring four-wheel drive or all-terrain vehicles during wet periods.

Given the remote location of this previous development, it is not imperative to move forward with immediate demolition for safety concerns. It is, however, recommended that remediation be considered in the future to ensure that no members of the community, nor the public are injured at the location. In addition, an Environmental Site Assessment will be done by IWAC as part of the ATR process, and will determine if there is any additional contamination from on-site storage of fuel or equipment.

5.14.2 FUTURE LAND USE DESCRIPTION

Future land uses for this area include: Commercial and Natural Area. Please refer to **Section 3** for policies related to these land uses.

While the community is not actively pursuing development on this site, there is significant potential for its future redevelopment. Existing infrastructure such as the restricted access road, and the likelihood of on-site services would make re-investment more cost effective if the community pursues a commercial or community retreat.

Opportunities for this land include remote hunting, trapping, and fishing expeditions, remote wellness retreats, corporate facilities, or member cabins.

In the event that this site is re-developed it could be accessed through improvements to the access road, or maintained as a fly-in, fly-out facility.

5.14.3 LAND USE

Commercial	3 Ha, 7 Ac
Natural Area	1 Ha, 2 Ac

See Figure 5 - Sphene Lake - Northern Lites Property

FIGURE 5.14 - SPHENE LAKE - NORTHERN LITES PROPERTY

N

Legend

Land Purchased Parcels

Land Use

- Agricultural
- Commercial
- Community Use
- Industrial
- Natural Area
- Residential
- Cultural Areas
- Hunting Areas

0 25 50 100 Meters

5.15 Wegner Property

5.15.1 DESCRIPTION

The Wegner Property is located along Larson Road and is 56 hectares in size. It does not form part of the Rainy River Reserve Lands and falls within the Municipal Township of Dawson. Any development on these sites will be required to meet all standards laid out by the municipality. The property is 56 km from Manitou Rapids IR #11 and is primarily undeveloped with 10 hectares of land having been cleared for agricultural purposes. A major drainage channel has been removed from the lands in the southwestern area, however there is an additional drainage channel running from north to south as indicated on **Figure 5.15 - Wegner Property**.

The land has been surveyed for future subdivision into 33 lots, as well as an access road from Byrnes Road, and an area protecting the natural drainage and low area to the northeast.

Currently, there are no services on site. Access to the site is from Lantier Road via Pochalio Road and Byrnes Road along the eastern edge of the property.

5.15.2 FUTURE LAND USE DESCRIPTION

Future Land uses for this area include: Natural Area. and Residential. Please refer to **Section 3** for policies related to these land uses.

Given that this land has been previously surveyed for potential residential development, Rainy River First Nations may consider it as future community residential land. However, given the lack of suitable infrastructure, and the available land within Manitou Rapids IR #11, this land would not be required for the foreseeable future.

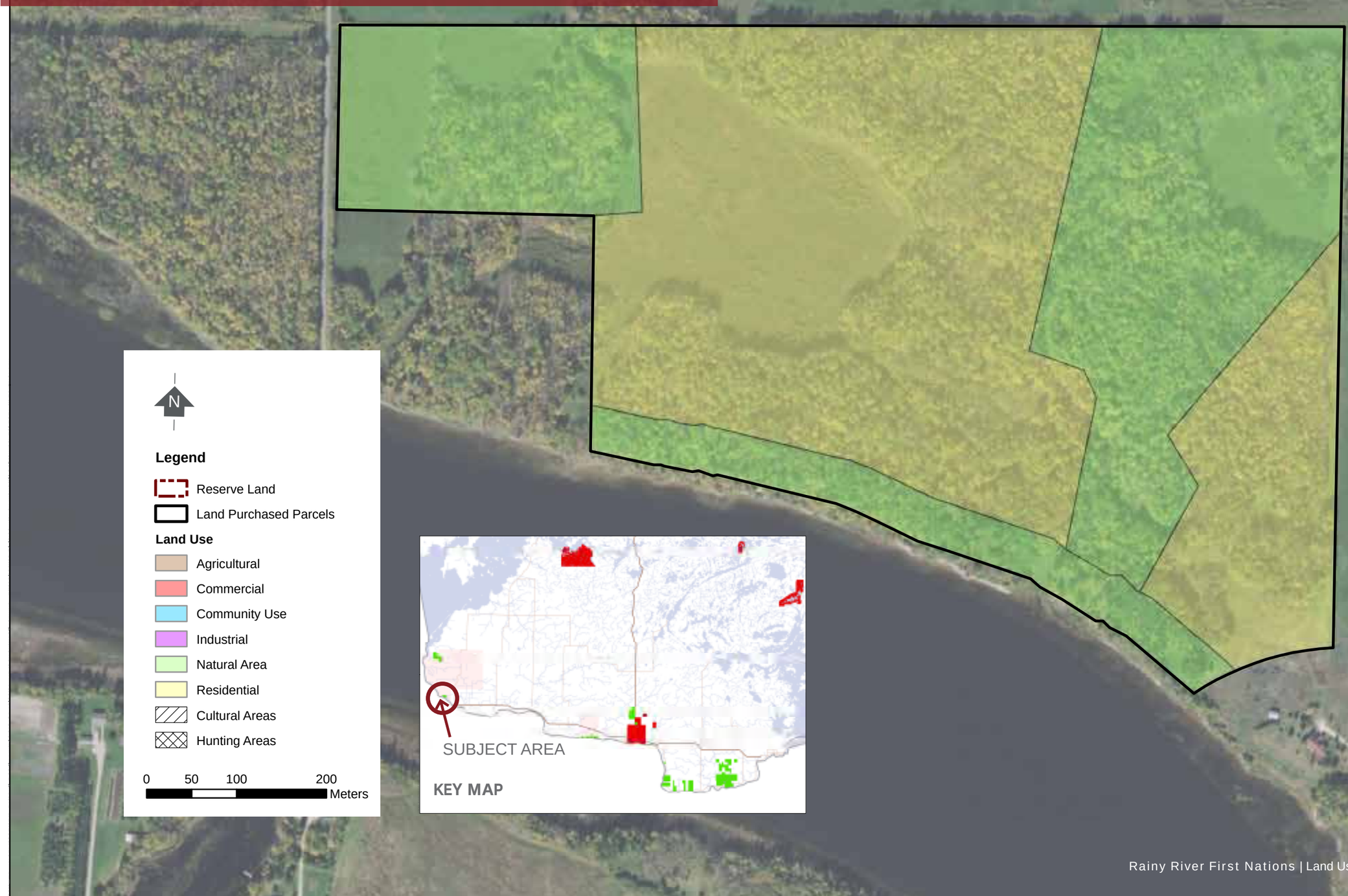
Land use for this property should be maintained as Natural Area until such time as it becomes required for residential growth for the community.

5.15.3 LAND USE

Natural Area	25 Ha, 62 Ac
Residential	31.6 Ha, 79 Ac

See Figure 5.15 - Wegner Property

FIGURE 5.15 - WEGNER PROPERTY



6. IMPLEMENTATION AND ACTION PLAN

RESIDENTIAL • ACTION ITEM	Responsible Parties and Resources Required	Timeframe	Priority
Develop a Housing Plan that identifies community housing needs, policies, and strategies. Incorporate policies around green building, providing a range of housing options for a variety of groups (i.e. elderly, people living with disabilities), and cluster/node design.	Housing accessing funding from INAC Housing Program	2017-2018	Immediate
Identify and evaluate sites for Elder's housing.	Housing accessing funding from INAC Housing Program	2017-2018	Immediate
Establish a Housing Maintenance Mentorship Program that seeks to teach individuals ongoing maintenance and enhancements to their homes.	Housing accessing funding from INAC Housing Program	2018-2019	High
Consider developing a Zoning Bylaw that regulates zones that provide opportunities for a range of housing options (i.e. pocket housing, live/work), incentives for green development, landscaping requirements, access and parking requirements, and provision of local amenity space.	Lands Department apply for funding under INAC LEDSP program	2018-2019	High
Undertake a legal survey for existing and future residential lots.	Lands Department request assistance from NALMA and/or INAC through NR Canada	2018-2019	High
Consider developing a process for Development Permit and Building Permits.	Lands Department to research (Township of Emo examples)	2019-2020	Medium
Develop a database and maintain an inventory of existing housing, including maintenance requirements.	Housing Department TBD	2019-2020	Medium
Establish a community housing fund for renovations and servicing.	TBD	2020 & beyond	Long Term
As part of sustainable development, require new areas to provide sidewalks or pathways for improved connectivity.	TBD	2020 & beyond	Long Term

COMMERCIAL • ACTION ITEM	Responsible Parties and Resources Required	Timeframe	Priority
Develop a 5-year Economic Development Plan which evaluates the community on its investment climate; identifies economic development principles, goals, objectives and strategies; and identifies highest and best use of lands identified for commercial development.	Lands and Economic Development departments apply for funding from INAC LEDSP program	2017-2018	Immediate
When negotiating with potential partners to use commercial lands within the reserve, require the provision of additional community benefits such as medicine gardens, outdoor recreation facilities, etc. where feasible.	Lands and Economic Development departments to ensure ongoing basis	2018-2019	High
Integrate appropriate, flexible and innovative commercial uses into the Zoning Bylaw (i.e. live/work units, home-based businesses). Require the provision of open space and amenities where feasible. Incorporate parking, access and landscaping regulations.	Lands Department when undertaking Zoning Bylaw	2018-2019	High
Ensure the Highway Commercial district/zone allows for a mix of uses, including a café, retail services, hotel, and auto-oriented services.	Lands Department when undertaking Zoning Bylaw	2018-2019	High
Research opportunities and create strategies to use commercial land to attract outside business opportunities/ partnerships which may benefit from a location on reserve lands or purchased lands.	TBD at conclusion of 5 Year Economic Development Plan	2019-2020	Medium
Partner with local and nearby educational facilities to provide business and other forms of training.	Economic Development Department to work with Training & Employment	2019-2020	Medium
Establish a Community Economic Development Committee, with the mandate to identify opportunities for small scale commercial development, research funding opportunities for small businesses, and potentially establish a grant program.	TBD at conclusion of 5 Year Economic Development Plan	2019-2020	Medium

COMMERCIAL • ACTION ITEM	Responsible Parties and Resources Required	Timeframe	Priority
Conduct studies to explore the viability of resort development.	TBD at conclusion of 5 Year Economic Development Plan	2019-2020	Medium
Complete an analysis on new land purchases that identifies the highest and best use.	TBD	2020 & beyond	Long Term
Maintain a database of available commercial and industrial properties, and list them on the community's website.	TBD	2020 & beyond	Long Term

COMMUNITY USE • ACTION ITEM	Responsible Parties and Resources Required	Timeframe	Priority
Develop an asset management plan for facilities renewal and development. Engage youth, Elders and community in the asset management plan.	Lands Department and Public Works to apply for capital funding from INAC	2017-2018	Immediate
Create and maintain mapping of recreational trails.	Lands and Recreation departments to investigate regional and provincial funding to support this initiative	2017-2018	Immediate
Complete a needs assessment, based on community engagement, for community facilities and programs.	Lands and Recreation departments to prepare and administer community survey at solar payout events	2018-2019	High
Ensure the Land Use Bylaw incorporates land use districts, uses and regulations that support well designed, appropriate and flexible community spaces (i.e. parks, community facilities, schools).	Lands Department when undertaking Zoning Bylaw	2018-2019	High
Create and maintain access (including pathways and trails) to important cultural sites to increase their awareness and use in daily life.	To be undertaken after mapping of trails has been completed	2019-2020	Medium
Identify and evaluate potential sites for a community chapel/funeral home.	TBD	2020 & beyond	Long Term
Create a Social and Community Development Committee to oversee community programs and facilities. The Social and Community Development Committee will identify funding/grant opportunities; monitor community needs on an ongoing basis; explore opportunities/locations for expanded community programming; and consider alternative means of expanding use of existing facilities (i.e. expanded hours of operation and alternative means of access such as keycards).	TBD	2020 & beyond	Long Term

INDUSTRIAL • ACTION ITEM	Responsible Parties and Resources Required	Timeframe	Priority
Incorporate building/site design standards into the Zoning Bylaw for industrial development.	Lands Department when undertaking Zoning Bylaw	2018-2019	High
As part of the 5-Year Economic Development Plan, identify potential industrial uses that will generate higher employment and tax revenues.	Lands and Economic Development departments to ensure is included in the 5 Year Economic Development Plan	2017-2019	High
Provide training opportunities for community members in high demand industries. Develop partnerships with educational institutions located nearby.	Economic Development after completion of 5 Year Economic Development Plan	2018-2020	High
Prepare a research report identifying green technology standards and opportunities for industry (wind, solar, geothermal).	TBD	2019-2020	Medium
Create a Site Impact Assessment checklist for new developments to ensure community health, safety and environmental concerns are fully addressed.	TBD	2020 & beyond	Long Term

ENVIRONMENTAL / NATURAL RESOURCES • ACTION ITEM	**Responsible Parties and Resources Required**	**Timeframe**	**Priority**
Develop a Natural Areas Protection Plan which includes: an inventory of all natural areas/environmentally sensitive areas; wildlife, plants and fish; identifies all applicable federal and provincial policies; and develops policies to protect natural areas/environmentally sensitive areas, wildlife, plants and fish from development.	Lands Department to apply to Environment Canada or NALMA to undertake an Environmental Management Plan	2017-2018	Immediate
Develop an Environmental Stewardship Program to provide education and promote best practices.	Lands Department to apply to Environment Canada or NALMA to undertake an Environmental Management Plan	2018-2019	High
Develop policies for water quality monitoring and protection plan, including establishing baseline water quality levels.	Lands Department to ensure these policies are included in Environmental Management Plan	2019-2020	Medium
Prepare a Resource Management Plan with residents, industry and stakeholder groups. Identify resource areas, address land use management issues and develop appropriate regulations.	To be completed after Environmental Management Plan	2019-2020	Medium
Develop a Designated Flood Line Area and integrate it into the Land Use Bylaw. Ensure the Land Use Bylaw provides regulations for development in flood prone areas.	TBD	2020 & beyond	Long Term

CULTURAL OVERLAY • ACTION ITEM	**Responsible Parties and Resources Required**	**Timeframe**	**Priority**
Prepare a Cultural Master Plan to include an inventory of all cultural/historical resources; policies for protecting and enhancing all cultural/heritage resources; and identify potential programming opportunities for all ages.	Lands Department to work with Education & Recreation departments to develop an inventory	2017-2018	Immediate
Identify and develop policies to protect existing cultural sites, including sacred sites and graveyards.	Lands Department to include as part of Zoning Bylaw	2018-2019	High
Develop a community cultural centre that can accommodate events, activities and educational/training opportunities.	All departments	2018-2020	High
Identify cultural and historical details that may be incorporated in the physical development of community facilities and other developments.	TBD	2019-2020	Medium
Provide training opportunities for youth and community members in cultural traditions, including ethnobotany, ethnozoology, forest practices and the history of the community.	TBD	2020 & beyond	Long Term
Provide incentives for incoming businesses to create accessible community cultural spaces such as medicinal gardens or educational trails.	TBD	2020 & beyond	Long Term

WATER SERVICING • ACTION ITEM	Responsible Parties and Resources Required	Timeframe	Priority
Evaluate additional water supply options (such as upgrading existing Water Treatment Plant and sharing a system with the Town of Barwick and the Town of Emo).	Operations & Maintenance to apply for capital funding from INAC	2017-2018	Immediate
Develop a system for inspecting all water systems, including private cisterns, to ensure they are functioning properly and meeting existing health standards.	Operations & Maintenance to apply for capital funding from INAC	2018-2019	High

SANITARY • ACTION ITEM	Responsible Parties and Resources Required	Timeframe	Priority
Develop a system for ongoing monitoring and maintenance of the existing lagoon to protect public health and prevent potential breaches.	To be completed once water issues are addressed	2019-2020	Medium
Consider expansion of the current lagoon and new lift stations.	To be completed once water issues are addressed	2019-2020	Medium
Develop a system to regularly inspect individual sewage disposal systems to ensure that they are functioning properly and meeting existing environmental standards.	To be completed once water issues are addressed	2019-2020	Medium

STORMWATER MANAGEMENT • ACTION ITEM	**Responsible Parties and Resources Required**	**Timeframe**	**Priority**
Integrate Low Impact Development standards to reduce and treat storm water into future bylaws/engineering standards.	Information purposes only	2019-2021	Medium

TRANSPORTATION • ACTION ITEM	**Responsible Parties and Resources Required**	**Timeframe**	**Priority**
Develop a safe network of multi-use trails and sidewalks for pedestrians and cyclists which provides connections to key commercial destinations and community gathering spaces.	Lands, Public Works, and Recreation departments to work together once preliminary mapping of trails has been completed	2018-2019	High
Develop standards for building new roads to ensure reduced maintenance costs and ensure access in and out of the community.	To be completed once water issues addressed	2019-2021	Medium
Develop a maintenance plan for all existing roads.	TBD	2021 & beyond	Long Term

AGRICULTURAL • ACTION ITEM	Responsible Parties and Resources Required	Timeframe	Priority
Complete a feasibility study for a community farm pilot project.	Lands Department & Economic Development investigate regional & provincial funding to support this initiative	2018-2019	High
Develop an inventory of all high quality agricultural lands and policies for protecting/preserving it.	Lands Department – if community farm is feasible, incorporate this info into Lightship software	2019-2020	Medium/High
Establish a working group/task force with industry and non-governmental organizations to diversify crop type and build local capacity.	Lands Department & Chief and Council put out a Terms of Reference	2019-2020	Medium/High
Organize community discussions regarding opportunities to coordinate resources and improve agricultural economics. Prepare a summary of the community discussions.	TBD	2020-2021	Long Term/Medium
Prepare a research report on value added agricultural operations that can be implemented on a small scale.	TBD	2020-2021	Long Term/Medium
Prepare a research report on green technologies for farming.	TBD	2021 & beyond	Long Term
Provide community training in agriculture and agricultural related activities.	TBD	2021 & beyond	Long Term
Complete a feasibility study for a solar farm north of Highway 11 on Manitou Rapids IR #11.	TBD	2021 & beyond	Long Term
Prepare a research report on opportunities for agricultural tourism.	TBD	2021 & beyond	Long Term

ARCTIC CAT

RAINY RIVER FIRST NATIONS

Manitou Rapids

URBAN systems